WARRANTY DEED

Karen Johnson Davidson County
Batch# 323026 DEEDWARR
12/02/2019 12:13:30 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20191202-0123577

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of November

Notary Public

MY COMMISSION EXPIRES: 3-7-23
(AFFIX SEAL)

RHONDA BURGESS HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mariam Torres Amores	Quicken Loans, Inc.	162 01 0 084.00
(NAME)	(NAME)	
301 Delvin Dr.	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **KEM Investments, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mariam Torres Amores, a married woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Addition to Southwood of record in Book 2900, Page 65, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Claude W. West, Jr. and wife, Stephanie R. West by Warranty Deed from James Michael Curtis and wife, Wanda Ruth Curtis dated March 10, 2000 and recorded March 15, 2000 as Instrument No. 20000315-0026403, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to KEM Investments LLC by Warranty Deed from Claude W. West Jr. and Stephanie R. West dated July 31, 2019 and recorded August 1, 2019 as Instrument No. 20190801-0076307, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 301 Delvin Dr., Nashville, TN 37211

File Number: MFR-1911840FC

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27 day of November 2019

KEM Investments, LLC

BY: _____
Isaiah Mills
Member

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named KEM Investments, LLC, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of November, 2019.

_____
Notary Public

My Commission Expires: 1-4-21

(SEAL)

ARBUNES COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

_____

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

File Number: MFR-1911840FC