Karen Johnson Davidson County
Batch# 396800 DEEDWARRSP
05/07/2020 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $5,809.00
20200507-0047491

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 2020.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

AARON REYNOLD HESTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

File No.: AGL-20-1322-RUSH

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KSM Holdings, LLC, a Tennessee limited liability company	NEW OWNER	
(NAME) **1322 4th Avenue North**	(NAME)	**082-09-0-187.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Blair Morgan and wife, Xiaotao Yin Morgan, (herein referred to as Grantor) has this day bargained and sold, and does hereby transfer and convey unto the said KSM Holdings, LLC, a Tennessee limited liability company, the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the northern 55 feet of Lot No. 29, as shown on the map entitled D. T. McGavock's 1st Addition to the City of Nashville, Tennessee, of record in Plat Book 10, page 606, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of said Lot No. 29 fronts 55 feet on the easterly side of 4th Avenue North, formerly North Cherry Street, and runs back between parallel lines 177.0 feet, more or less, to an alley.

Being the same property conveyed to BLAIR MORGAN, by deed from MICHAEL JOHN A. KING, MARRIED, of record in Instrument No. 20020429-0052149, dated April 25, 2002, said Register's Office.

This is improved property, known as *1322 4th Avenue North, Nashville TN 37208*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 my hand this 24th day of April, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Blair Morgan

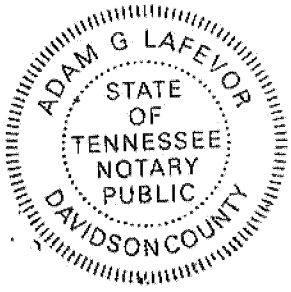
Xiaotao Yin Morgan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Blair Morgan and wife, Xiaotao Yin Morgan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of April, 2020.

Notary Public
My Commission Expires: 5/5/26



CERTIFICATE OF AUTHENTICITY

I, Charles W. Bone, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Kay M Tenpenny, a notary public for this county and state, Charles W. Bone, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KAY M. TENPENNY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2020

My Commission Expires