WARRANTY DEED

Karen Johnson Davidson County
Batch# 409101 DEEDWARR
06/02/2020 12:44:56 PM 2 pgs
Fees: $13.00 Taxes: $899.10

20200602-0056542

File No. TE0006713

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/2/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gabrielle Caroline Gumucio	First Community Mortgage, Inc.	
(NAME)	(NAME)	
112 Neese Drive	P. O. Box 291205	119-15-0-138.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37211	Nashville, TN 37229	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KP Capital 4 LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gabrielle Caroline Gumucio, a single woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee:

TRACT 1:

Lot No. 25 on the Map of Neese Heights, as of record in Book 1424, Page 114, Register's Office of Davidson County, Tennessee.

SAID Lot No. 25 fronts 105 feet on the northerly side of Neese Drive and runs back 174.58 feet on the easterly line and 174.74 feet on the westerly line of a dead line in the rear, measuring 105 feet thereon.

TRACT 2:

Being parts of Lots 16 and 17 on the Plan of Thompson Heights as of record in Book 2331, Pages 48 and 49, being described as follows:

BEGINNING at an iron pin at the N.E. Corner of Lot 25 of Neese Heights Subdivision as of record in Book 1424, Page 114, Register's Office for said county, thence North 2 degrees 46 minutes East 115.9 feet to an iron pin on the Interstate 24 right-of-way; thence with interstate right-of-way, North 72 degrees West 107.9 feet to an iron pin; thence South 2 degrees 46 minutes West 144.8 feet to an iron pin, this point being the N.E. Corner of Lots 24, thence North 88 degrees 7 minutes East 105.0 feet to the beginning, containing 13,876 square feet more or less.

Being the same property conveyed to KP Capital 4 LLC, by Warranty Deed from Music City Holding, LLC, a Texas limited liability company, of record in Instrument No. 20200109-0003132, Register's Office for Davidson County, Tennessee, dated January 06, 2020 and recorded on January 09, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 112 Neese Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 29th day of May, 2020.

KP Capital 4, LLC

By: Richard Peoples, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Richard Peoples, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of KP Capital 4 LLC, a Tennessee LLC, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Member.

Witness my hand this 29th day of May, 2020.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206