Karen Johnson Davidson County
Batch# 445184 DEEDWARR
07/29/2020 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20200729-0083081

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

A-BR-20-4701

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kern Air LLC	**New Owner**	
(NAME) **3744 Annex Ave Suite B7**	(NAME)	**091-08-0-152.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WHITNEY LLOYD, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KERN AIR LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESS**EE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 60 on an unrecorded map of Subdivision in the 12th Ward of the City of Nashville, being known as the Lockhart Property, and shown on a copy of a survey made by S.R. Sandford, Jr., Civil Engineer, December 14, 1932, as follows:

Said Lot No. 60 fronts 50 feet on the Southerly margin of Tennessee Avenue and runs back between lines, Southwardly 142.5 feet to an alley.

Also conveyed is that portion of Alley closed by Council Bill No. 77-552.

Being the same property conveyed to Johnny L. Jackson, unmarried by Warranty deed from James A. Tant and D.B. Spencer of record in Book 8326, page 265, Register's Office for Davidson County, Tennessee, dated April 5, 1991 and recorded on April 8, 1991.

Being the same property conveyed to Sunset Ventures, Inc., a Tennessee Corporation by Warranty deed from Johnny L. Jackson of record in Instrument No. 20180910-0089647 Register's Office for Davidson County, Tennessee, dated September 07, 2018 and recorded on September 10, 2018.

Being the same property conveyed to Whitney Lloyd by Quitclaim deed from Sunset Ventures, Inc., a Tennessee Corporation of record in Instrument No. 20190923-0096589 Register's Office for Davidson County, Tennessee, dated September 20, 2019 and recorded on September 23, 2019.

This conveyance is subject to:
- Alley closed by Council Bill No. 77-552.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4701 Tennessee Avenue, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 23 DAY OF JULY, 2020.

Whitney Lloyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WHITNEY LLOYD, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of July, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022