700005347O4

Name and Address of New Owner:
K & B Investment Partners, LLC
14977 Old Hickory Blvd.
Nashville, TN 37211

Send Tax Statements To:
SAME

Karen Johnson Davidson County
Batch# 463192 DEEDQC
08/25/2020 10:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200825-0096035

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-20071537

Map and Parcel: 043 07 0 096.00

PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason Kleve and Dewayne Beard**, hereinafter called the GRANTORS have bargained and sold, and by these presents do transfer and convey unto **K & B Investment Parnters, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract or parcel of land located in Davidson County, Tennessee, said tract being part of the same property conveyed to James S. Sweeney, Jr. and James S. Sweeney III by deed as evidenced in Instrument No. 20061010-0126005, R.O.D.C., being Lot 48, Block A, as shown on the plan of Eller and VanDiver's Subdivision of p/o Lot 10 of the Anderson Estates, not of record, and being more particularly described as follows:

Beginning at a point located on the Easterly Right-of-way line of Rio Vista Drive, said point being the Southwesterly corner of property (Lot 49) conveyed to William C. Sanders, Jr. and wife Shirley Sanders by deed of record in Book 7512, Page 112, R.O.D.C., and being the Northwesterly corner of the herein described tract,

Thence, with the above described Sanders property North 65 degrees 47 minutes 00 seconds East passing an existing iron pin near the top of the bluff, a total distance of 164.96 feet to a point,

Thence, along the Westerly bank of the Cumberland River South 24 degrees 12 minutes 30 seconds East approximately 50.00 feet to a point,

Thence, with the Northerly line of property (Lot 47) conveyed to James S. Sweeney, Jr. and James S. Sweeney III by deed as evidenced in Instrument No. 20061010-0126005, R.O.D.C., South 65 degrees 47 minutes 00 seconds West passing an existing iron pin near the top of the bluff, a total distance of 164.95 feet to an iron rod (old),

Thence, with the Easterly Right-of-Way line of Rio Vista Drive North 24 degrees 13 minutes 00 seconds West 50.00 feet to an iron rod (old) and the point of beginning.
Containing approximately 0.19 acre, being the same more or less.

Being a portion of the same property conveyed to Jason Kleve and Dewayne Beard by Warranty Deed from James S. Sweeney Jr, and James S. Sweeney III of record in Instrument No. 20180618-0058105, Register's Office for Davidson County, Tennessee, dated June 13, 2018 and recorded on June 18, 2018.

This is unimproved property known as: 384 Rio Vista Dr., Madison, TN 37115

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 19th day of August, 2019.

Jason Kleve

Dewayne Beard

State of Tennessee

County of Rutherford

Personally appeared before me, Jason Kleve and Dewayne Beard with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th of August, 2020.

Donald Rashaad Jackson III

Notary Public

My Commission Expires: 3/17/2024

DONALD RASHAAD JACKSON III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

Affiant Signature

Subscribed and sworn to before me, this 19th day of August, 2020.

Donald Rashaad Jackson III

Notary Public

My Commission Expires: 3/17/2024

DONALD RASHAAD JACKSON III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Angie Harris, 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.

Angie Harris
Signature

State of Tennessee

County of Wilson

Personally appeared before me, [Denise Schoenbachler], a notary public for this county and State, [Angie Harris] 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: 7/24/23
Notary's Seal (if on paper)

