(1) mail to

Karen Johnson Davidson County
Batch# 509356 DEEDWARR
11/05/2020 12:52:39 PM 3 pgs
Fees: $18.00 Taxes: $1,396.75
20201105-0129910

This Instrument Prepared By:

Law Office of W. Derek Malcolm
100 Fifth Street, Suite 520
Bristol, Tennessee 37620
(423) 291-4810

WARRANTY DEED

THIS DEED, made and entered into on this the 30th day of October, 2020, by and between **KINGDOM REDEVELOPMENT BROTHERS CORP INC., a Tennessee Corporation,** party of the first part, and **MARIEL FAYE MARCUM and GUILLAUME GRICOURT,** parties of the second part;

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby grant, bargain, sell, transfer, and convey unto the parties of the second part, as joint tenants with the right of survivorship so that in the event of the death of either grantee the surviving grantee shall become the fee simple owner of the subject property, the following described property situated in the County of Davidson, State of Tennessee, and is described as follows:

> LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 21 on the Map of Capitol View Subdivision, of record in Book 974, pages 52 and 53, Register's Office for Davidson County, Tennessee, to which map reference is here made for a complete description thereof.
>
> BEING the same property conveyed to Victor Hugo Lopez and wife, Rosita Guzman Brito, by Warranty Deed from Billy R. Johnson and Nell B. Johnson, as husband and wife, dated December 11, 2014, of record in Instrument No. 20141215-0114288, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Kingdom Redevelopment Brothers Corp Inc., a Tennessee Corporation, by Warranty Deed from Victor Hugo Guzman Lopez and Rosita Guzman Brito, dated June 11, 2020, of record in Instrument No. 20200619-0065037, Register's Office for Davidson County, Tennessee.

Map/Parcel No. 060-16-0-029.00

Property Address: 2707 Brunswick Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the above-described property, together with all improvements thereon and appurtenances thereunto belonging, unto the parties of the second part, their successors and assigns in fee simple forever.

The party of the first part covenants with the parties of the second part that it is lawfully seized and possessed of the property herein described and hereby conveyed, that it has a good right and full authority to convey same, that the same is unencumbered; and that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to the legal easements, reservations and restrictions imposed by any Planning Commission having authority over the subject property and to all valid and presently recorded restrictions, conditions and easements affecting said property and subject to any visual easements or which a visual inspection would disclose.

Taxes for the year 2020 are prorated and the payment is assumed by the parties of the second part.

IN TESTIMONY WHEREOF, Witness the signature of the party of the first part hereunto affixed, by its duly authorized officer, on the day and year first above written.

KINGDOM REDEVELOPMENT BROTHRS CORP INC.

By: _____

Brian Boll, President

STATE OF TENNESSEE)

:ss

COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, BRIAN BOLL, President of Kingdom Redevelopment Brothers Corp Inc., with whom

I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of Kingdom Redevelopment Brothers Corp Inc., as such President.

WITNESS my hand, at office, this the 30th day of October, 2020.

Notary Public

My Commission Expires:

NAME AND ADDRESS OF THE PROPERTY OWNER AND PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:

Name: Mariel Faye Marcum and Guillaume Gricourt

Address: Renasant Bank
2001 Park Place North, Suite 150
Birmingham, AL 35203

The undersigned does hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $377,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sworn to and subscribed before me this the 30th day of October, 2020.

Notary Public

My Commission Expires:

THE PREPARER OF THIS DEED MAKES NO CLAIM AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THIS DEED SHOULD BE RECORDED IMMEDIATELY TO PROTECT YOUR RIGHTS.