Karen Johnson Davidson County
Batch# 520747 DEEDWARR
11/24/2020 12:21:42 PM 2 pgs
Fees: $13.00 Taxes: $4,181.00
20201124-0137876

# Warranty Deed

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|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $1,130,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 20th day of November, 2020.<br><br>Notary Public<br><br>My commission expires: 1-3-27 |

BENJAMIN SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Jonathon Reeser<br>Amanda Auline Reeser | New Owner | 083-05-0-302.00 |
| 1312 Stratton Avenue | 1312 Stratton Avenue | |
| Nashville, TN 37206 | Nashville, TN 37206 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **K&D WERKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHON REESER AND AMANDA AULINE REESER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23, Block B on the Plan of F. O. Beasleys Addition to East Nashville, of record in Plat Book 57, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 23 fronts 50 feet on the Southerly margin of Stratton Avenue and extends back between parallel lines with a Westerly margin of North 14th Street, formerly Ordway Avenue, 160.3 feet to an alley

Being the same property conveyed to Bryan E. Pieper and Catherine McTamaney, husband and wife by Warranty deed from James W. Fenton and wife, Joy Ann Fenton of record in Book 11688, page 382, Register's Office for Davidson County, Tennessee, dated September 29, 1999 and recorded on October 04, 1999. and Marital Dissolution Agreement Recorded on May 08, 2018 of record in Instrument No. 20180508-0043791 conveyance to Bryan E. Pieper

Being the same property conveyed to K & D Werks, LLC a Tennessee limited liability company by Warranty deed from Bryan E. Pieper, a married man of record in Instrument No. 20200611-0059613 Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on June 11, 2020.

The address of the herein described property is believed to be 1312 Stratton Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of November, 2020.

***K&D Werks, LLC, a Tennessee Limited Liability Company***

By: _____
Kortney Wilson, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kortney Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of K&D Werks, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said ~~corporation~~ company for the purposes therein contained.

Witness my hand and seal this 20th day of November, 2020.

_____
Notary Public

My Commission Expires: 5-2-22

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