Name and Address of New Owner:
Jeremiah Nathan Sinopoli and Deborah Bond
427 Eureka St
Pittsburg, PA 15211

Karen Johnson Davidson County
Batch# 528435 DEEDWARR
12/10/2020 07:56:30 AM 4 pgs
Fees: $23.00 Taxes: $991.60
20201210-0144042

Send Tax Bills To:
408 KC Ct
Madison, TN 37115

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 052-05-0-263.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **408 KC Partners LLC** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeremiah Nathan Sinopoli, an unmarried man and Deborah Bond, an unmarried woman,Tenants in Common with Rights of Survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat, Section 2- Resubdivision 'Reserved Parcel' Montague Subdivision, of record in Plat Book 7900, Page 321, recorded November 8, 1991, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Knights of Columbus, Mental Retardation Foundation of Tennessee, by Warranty Deed from James B. Wynn and wife, Genell M. Wynn of record in Book 8167, Page 113 Register's Office for Davidson County, Tennessee, dated August 02, 1990 and recorded on August 03, 1990.

Being a portion of the same property conveyed to Special Housing Services, Inc. by Quitclaim Deed from Knights of Columbus Mental Retardation Foundation of Tenn., Inc. of record in Book 8416, Page 701 Register's Office for Davidson County , Tennessee, dated August 07, 1991, recorded on August 08, 1991, corrected in Quitclaim Deed in Book 8436, Page 744, further Corrected in Quitclaim Deed in Book 8439, Page 332.

Being a portion of the same property conveyed to George S. Lee by Foreclosure Commissioner/Substitute Trustee's Deed from Thomas Kelly Derryberry, Attorney and Foreclosure Commissioner/Substitute Trustee of record in Instrument No. __202012100144040__ Register's Office for Davidson County, Tennessee, dated December 1, 2020 and recorded on December ____, 2020.

Being the same property conveyed to 408 KC Partners LLC by Quitclaim Deed From George S. Lee, of record in Instrument No. _202012100144041___ Register's Office for Davidson County, Tennessee, dated December 1, 2020 and recorded on December ____, 2020.

Being also known as 408 K C Court, Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF

RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of December, 2020.

408 KC Partners LLC, a Tennessee Limited Liability Company

By: George S. Lee

George S. Lee, Sole Member

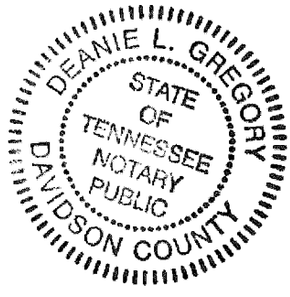
State of Tennessee
County of Davidson

Before me, Re undersigned authority of the state and county mentioned, personally appeared George S. Lee, Sole Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Sole Member of 408 KC Partners LLC, the within named bargainor, a Limited Liability Company, and that as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand, at office, this 1st day of December, 2020.

Deanie L. Gregory

Notary's Signature
My commission expires: 7-5-2021



AFFIDAVIT OF VALUE

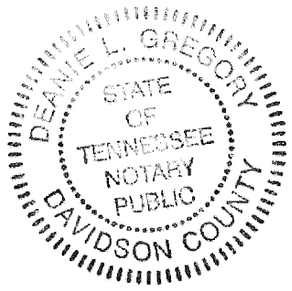
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $268,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
1st day of December, 2020.

Notary Public
My commission expires: 7-5-2021
File No. 2020-1213





Certificate of Authenticity

I, Steven Disser, 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, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON