This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2020110007

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $459,000.00

Karen Johnson Davidson County
Batch# 532847 **DEEDWARR**
12/14/2020 11:58:33 AM 2 pgs
Fees: $13.00 Taxes: $1,698.30
20201214-0146784

Sworn to and subscribed before me this 10th day of December, 2020.

Affiant

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Address of New Owner:
KP2, LLC
126 A Commerce Drive
Hendersonville, TN 37075

Send Tax Bills to:
New Owner

Map-Parcel Number
118-020-078.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ryan Carr, married** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KP2, LLC , a Tennessee limited liability company** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Map of Kirkwood Heights, Section No 5 of record in Plat Book 1130, Page 22, 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 the same property conveyed to Ryan Carr, unmarried, and Kevin Carr, unmarried, as tenants in common with right of survivorship by Warranty deed from John Farmer, III, married of record in Instrument No. 20110317-0020922 Register's Office for Davidson County, Tennessee, dated March 10, 2011 and recorded on March 17, 2011.

This also being the same property conveyed to Ryan Carr, married by Quitclaim deed from Kevin Carr, married, of record at Instrument No. 20201214-0146783, Register's Office for Davidson County, Tennessee.

This is improved property known as **821 Dewees Avenue, Nashville, TN 37204.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by _X___Grantor ____ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

Meghan Carr, the spouse of the Grantor herein, joins in the execution of this Deed to convey all her right, title and interest, marital or otherwise, in the subject property.

WITNESS my hand, this 10th day of December, 2020.

Ryan Carr

Meghan Carr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Ryan Carr and Meghan Carr, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2020.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023