Karen Johnson Davidson County
Batch# 552053 DEEDWARRSP
01/11/2021 04:00:30 PM 5 pgs
Fees: $28.00 Taxes: $3,145.00
20210111-0004888

SPECIAL WARRANTY DEED

SUSAN BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of January, 2021.

Notary Public

My commission expires: 1/8/24

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
KB4 Properties LLC 61 Transverse Road Garden City, NY 11530-1821	New Owner	104-08-0-323.00

FOR AND IN CONSIDERATION of the sum of Eight Hundred Fifty Thousand no/100 Dollars ($850,000.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Bobby W. and Pamela Ann Hurt, each a resident of the State of Tennessee ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto KB4 Properties LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property known as 1611 16th Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Each Grantor further covenants and binds himself and herself, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any persons claiming by, through, or under Grantor, but not further or otherwise.

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

[signature page follows]

IN WITNESS WHEREOF, the undersigned have executed this Special Warranty Deed effective as of the _____ day of January, 2021.

SELLER:

BOBBY W. HURT

PAMELA ANN HURT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Bobby W. Hurt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7th day of January, 2021.

NOTARY PUBLIC

My Commission Expires: 1/8/24

JO ANN ATWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 8, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Pamela Ann Hurt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7th day of January, 2021.

NOTARY PUBLIC

My Commission Expires: 1/8/24

JO ANN ATWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 8, 2024

Exhibit A

Legal Description

Being part of Lot No. 54 in the O. B. Hayes Plan of Large Lots, as of record in Book 21, page 87, in the Register's Office for Davidson County, Tennessee, bounded and described as follows:

Beginning in the West margin of 16th Avenue, South, formerly Belmont Avenue, at a point 15 feet North of the Northeast corner of Lot No. 59 on said Plan; thence with the West margin of said Avenue, North 60 feet, to the Southeast corner of the lot conveyed to Chas. J. Moore, by deed of record in Book No. 182, page 135, said Register's Office; thence with the South line of his lot in a westerly direction, 152 1/2 feet, more or less, to the margin of an alley; thence with said alley, Southwardly 60 feet; thence Eastwardly and parallel with the South line of the Moore lot, 152 1/2 feet, more or less, to the beginning.

Being the same property conveyed to Bobby W. Hurt and wife, Pamela Ann Hurt by deed of record in Instrument No. 20010803-0082732, in the Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2021 and all subsequent years.

2. Matters shown on the Plan of record in Plat Book 21, Page 87 in the Register's Office for Davidson County, Tennessee.

3. Neighborhood Conservation Zoning of record as Ordinance No. 095-590 in the Metro Clerk's Office of Davidson County, Tennessee, together with any restrictions imposed by the Metropolitan Historic Zoning Commission.

Tennessee Certification of Electronic Document

I, Teresa Beardsley, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

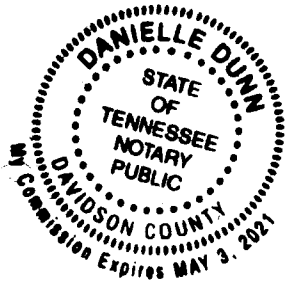
Teresa Beardsley
Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Danielle Dunn, a notary public for said county and state, **TERESA BEARDSLEY**, who acknowledged that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Danielle Dunn
Notary Signature

My Commission Expires: May 3, 2021



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731