Karen Johnson Davidson County
Batch# 569527 DEEDWARR
02/05/2021 01:55:30 PM 4 pgs
Fees: $23.00 Taxes: $2,510.84
20210205-0017107

#36061

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36061-01-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $678,604.45. Affiant Subscribed and sworn to before me this 3rd day of February, 2021. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: 2048 Castleman Drive, LLC 5825 Old Harding Pike Nashville, TN 37205	**Send Tax Bills To:** New Owner 5825 Old Harding Pike Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 13102015300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **KMS Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **2048 Castleman Drive, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2048 Castleman Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it is 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of February, 2021.

KMS Properties, LLC, a Tennessee limited liability company

BY: Kathy Schwartz, Chief Manager
Kathy Schwartz, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Kathy Schwartz, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Chief Manager of KMS Properties, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of February, 2021.

Notary Public

My Commission Expires:
10-2-2023

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot Nos. 92 & 93 on the Plan of Overton Hills, as of record in plat Book 843, page 66, Register's Office for Davidson County, Tennessee, described according to a survey made by ZJ. Wilkinson, surveyor, May 23, 1938, of record in book 974, page 41, in said Register's Office as follows:

Beginning at the Northeast corner of Castleman Drive and Kirtland Avenue; thence with the easterly margin of Kirtland Avenue, Northwardly 189 feet to the Southwest corner of the property conveyed to R.W. Williams and wife by deed from Loiette Hampton Hume Et Al, of record in Book 1127, page 446, in said Register's Office; thence with said Williams' southerly line Eastwardly 96.45 feet; thence Southwardly 247.5 feet to the Northerly margin of Castleman Drive; thence with said Drive; Westwardly 123.8 feet to the beginning.

Being the same property conveyed to KMS Properties, LLC, a Tennessee limited liability company, by deed dated August 15, 2019 from Dorris Link Charles, unmarried, of record in Instrument No. 20190819-0083056, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been assumed by Grantee and will be paid in full by Grantee. Map and Parcel No. 13102015300.
2. Restrictive Covenants contained in an instrument of record in Book 1092, page 27, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 843, page 66 and Book 974, page 41, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

