39B

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. 36071-02-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,108,125.00. Affiant Subscribed and sworn to before me this 10th day of February, 2021. Notary Public My Commission Expires: 3/4/22

ANGELA POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Nicole Carroll Bailey 4229 Kirtland Road Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 131023G00200CO

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 **Nicole Carroll Bailey** ("Grantee"), her heirs 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 4229 Kirtland Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs 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, her heirs 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.

Karen Johnson Davidson County
Batch# 575169 DEEDWARR
02/22/2021 03:17:52 PM 3 pgs
Fees: $18.00 Taxes: $4,100.06

20210222-0021353

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of February, 2021.

KMS Properties, LLC, a Tennessee limited liability company

BY: _____, member
Kathy Schwartz, Member

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 Member 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 16th day of February, 2021.

_____
Notary Public

My Commission Expires:

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Kirtland Road Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20180912-0090642, First Amendment in Instrument No. 20181001-0097257, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned First Amendment to Declaration.

Being part of the same property conveyed to KMS Properties, LLC, a Tennessee limited liability company, by deed dated July 12, 2018 from Jeremy D. Shapiro and Erika E. Shapiro, husband and wife and Tom C. Shapiro and Diane Shapiro, husband and wife, of record in Instrument No. 20180726-0072976, 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 prorated and assumed by Grantee. Map and Parcel No. 131023G00200CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Kirtland Road Townhomes, of record in Instrument No. 20180912-0090642, First Amendment in Instrument No. 20181001-0097257, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit B to the First Amendment to Declaration in Instrument No. 20181001-0097257, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 547, pages 85 and 86, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3932, page 304, Register's Office for Davidson County, Tennessee.
7. Easement for water system of record in Book 915, page 318, Register's Office for Davidson County, Tennessee.