WARRANTY DEED

Karen Johnson Davidson County
Batch# 580962 DEEDWARR
03/01/2021 03:19:58 PM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20210301-0025813

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 ___ DAY OF ___, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tweed Enterprises, LLC	New Owner	
(NAME)	(NAME)	
P.O. Box 2285		118 10 0I 001.00
(ADDRESS)	(ADDRESS)	
Greeneville, TN 37744		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KAS VENTURE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TWEED ENTERPRISES, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A of Homes at 831 & 833 Crestridge, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 831 & 833 Crestridge, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20191007-0102481, as amended in Instrument No. 20200902-0099763 and scrivener's affidavit recorded in Instrument No. 20201013-0118573 and being further amended in Instrument No. 20210301-0025812, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 831 & 833 Crestridge, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20191007-0102481, as amended in Instrument No. 20200902-0099763 and scrivener's affidavit recorded in Instrument No. 20201013-0118573 and being further amended in Instrument No. 20210301-0025812 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to KAS Venture Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from John M. White, an unmarried man, and David Anthony Best, an unmarried man, of record in Instrument No. 20190903-0088115, in the Register's Office of Davidson County, Tennessee, dated August 29, 2019 and recorded on September 03, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 831 Crestridge Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26 day of February, 2021

KAS VENTURE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

KEITH SCHUMACHER, MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Keith Schumacher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Manager of KAS Venture Investments, LLC the within named bargainor, a limited liability company and that he as such Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Manager.

Witness my hand and official seal this 26 day of February, 2021.

Commission expires:

KEVIN L. MONTGOMERY
NOTARY PUBLIC
TENNESSEE
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES

_____
Notary Public