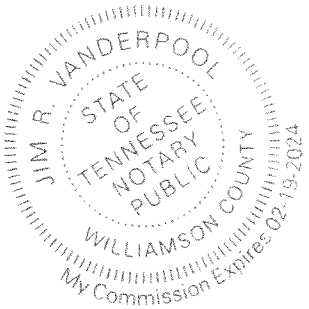
Karen Johnson Davidson County
Batch# 602200 DEEDWARR
03/29/2021 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20210329-0040667

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/19/2024
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Taylor Burrington and Katrina Armas | Capstar Bank | Parcel ID: 093-04-0-123.00-000 |
| (NAME) 607 South 10th Street | (NAME) 2002 Richard Jones Rd ste 300 | |
| (ADDRESS) Nashville, TN 37206 | (ADDRESS) Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kem Investments, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Taylor Burrington and Katrina Armas, husband and wife**, 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 Lot No. 8 on the Plan of Shelby Hills of record in Plat Book 3600, Page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Said Lot No. 8 fronts 50 feet on the Easterly side of South 10th Street and runs back between parallel lines 205.10 feet to a line at the rear on which it measures 50 feet thereon.**

**Being the same property conveyed to Kem Investments LLC, a Tennessee limited liability company, By Warranty Deed from Music City Holdings, LLC, a Texas limited liability company dated September 24, 2019 recorded September 27, 2019, as Instrument No. 20190927-0098460 Register's Office for Davidson County, Tennessee.**

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 607 South 10th Street, Nashville, TN 37206

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 our hands this 26th day of March, 2021

Kem Investments, LLC

BY: _____
Isaiah Mills
Sole Member

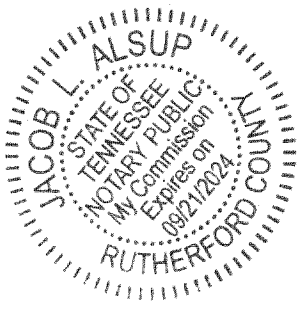
**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, **Isaiah Mills** , whom I am personally acquainted and upon his/her/their oath acknowledged himself to be **Sole Member** and that he executed the foregoing instrument for the purpose therein contained by signing on behalf of **KEM Investments, LLC, a Tennessee limited liability company**

WITNESS my hand and official seal at Murfreesboro, Tennessee this 26th day of March, 2021.

_____
NOTARY

MY COMMISSION EXPIRES: 9/21/2024



## Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 executed and authenticated according with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 2/12/23