THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 609180 DEEDWARR
04/07/2021 10:05:29 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00



20210407-0045672

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
KAH V, LLC 2500 Lehigh Avenue Glenview, Illinois 60026 Attention: Keith Hoagland	Same	042-00-0-038.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT F. INGRAM and wife, GLENNDA INGRAM,** have this day bargained and sold, and do hereby transfer and convey unto the said **KAH V, LLC, a Delaware limited liability company,** the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 11th Civil District, Davidson County, Tennessee, beginning at a point on the East margin of Dickerson Road the same being located 100 feet Northwardly from the northwest corner of the tract of land conveyed to Kenneth W. Franklin, by deed of record in Book 5422, Page 982, Register's Office for Davidson County, Tennessee; thence leaving Dickerson Road, running parallel to the southerly line of said tract South 87° 24' East 400 feet to a point; thence South 26° 36' West 100 feet to an iron pin; thence North 87° 24' West 400 feet with Franklin's north line to an iron pin in the East margin of Dickerson Road, being the aforesaid corner of the property deeded to Kenneth W. Franklin; thence with the East margin of Dickerson Road North 26° 36' East 100 feet to the point of beginning.

Being the same property conveyed to ROBERT S. INGRAM AND WIFE, JEAN H. INGRAM, by deed from AUBREY E. GREGORY, A SINGLE MAN, of record in Book 5724, page 723, dated March 9, 1981, said Register's Office. The said Robert S. Ingram having since died, leaving Jean H. Ingram the surviving tenant by the entirety. Being further conveyed to ROBERT F. INGRAM, A MARRIED PERSON, by quitclaim deed from JEAN H. INGRAM, A SINGLE PERSON, of record in Instrument No. 20170711-0069417, dated June 30, 2017, said Register's Office.

The said Glennda Ingram joins in this conveyance to convey any marital interest she may have.

STATE OF ILLINOIS
COUNTY OF COOK The actual consideration or value whichever is greater, for this transfer is **$350,000.00**.

Subscribed and sworn to before me
this 19th day of March, 2021.
My Commission Expires: 2/11/2023

KAH V, LLC
X KA Hoogland
Affiant, Keith A. Hoogland, Manager

Rebecca K. Michelli
Notary Public

OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
February 11, 2023

This is unimproved property located at 4019 Dickerson Pike, Nashville, Davidson County, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 1 day of April, 2021.

ROBERT F. INGRAM

Glennda Ingram
GLENNDA INGRAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **ROBERT F. INGRAM and GLENNDA INGRAM**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 1 day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY