39B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/2/24
(AFFIX SEAL)

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 614157 DEEDWARR
04/13/2021 03:28:31 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20210413-0049391

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)
Catherine Moore, Trustee of The 7719 Sawyer Brown Road Trust agreement dated March 22, 2021	Farris, Self & Moore c/o Catherine Moore	Parcel ID: 128-00-0-108.00-000
(NAME) 7719 Sawyer Brown Road	(NAME) 1114 17th Avenue South #205	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37212	
(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 **Catherine Moore, Trustee of The 7719 Sawyer Brown Road Trust agreement dated March 22, 2021**, 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:

A certain tract or parcel of land situated in the 8th Civil District of Davidson County, State of Tennessee, bounded and described as follows, to-wit:

Being part of a 112-one half acre tract as shown on the plan of record in Plan Book 2, Page 165, Chancery Court at Nashville and being shown as Lot No. 8 on a survey made by Wayne S. Cooper, Sr., Surveyor, April 17, 1968, as follows: Beginning at a spike in the center of Sawyer Brown Road at a point North 1 deg. 36 minutes east 47.3 feet and North 9 deg. 52 minutes east 278.7 feet from the Northeast corner of the property conveyed to Robert A. Hill and wife, by deed from C.E. Francis and wife of record in Book 4243, Page 264, Registers Office for said County being the corner of tracts 8 and 9; thence with the line between said two tracts North 74 deg. 56 minutes West 799.18 feet to an iron pin in the easterly right of way of interstate I-40; thence with said right-of-way line north 17 deg. 36 minutes east 162.40 feet to the corner of tract 7 and 8; thence with the line between said two tracts, south 74 deg. 58 minutes east 797.78 feet to the center of

Sawyer Brown Road; thence the center of said road south 18 deg. 16 minutes west 140.4 feet and continuing with the center of said road south 9 deg. 52 minutes west 22.6 feet to the beginning, containing 3.02 acres, more or less.

Being the same property conveyed to KEM Investments LLC, By Warranty Deed from Matthew Jones dated November 22, 2019 recorded November 25, 2019, of record as Instrument No. 20191125-0121685 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 7719 Sawyer Brown Road, Nashville, TN 37221

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 8th day of APRIL, 2021

KEM Investments, LLC

BY: _____
Isaiah Mills

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 8th day of April, 2021.

_____
NOTARY

MY COMMISSION EXPIRES: 1.19.25

BENJAMIN J. BLEICH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/19/2025
RUTHERFORD COUNTY