Karen Johnson Davidson County
Batch# 621232 DEEDWARR
04/22/2021 03:31:52 PM 2 pgs
Fees: $13.00 Taxes: $1,442.63
20210422-0054292

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1235

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **KP Capital 4 LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan Wilson, single man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Section II Bellshire Estates of record in Plat Book 2133, Page 111, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carl S. Bradford and wife, Georgia B. Bradford by Installment deed from Frank K. Nabors and wife, Mabel L. Nabors of record in Book 3370, page 159, Register's Office for Davidson County, Tennessee, dated March 26, 1962 and recorded on N/A

Being the same property conveyed to Music City Holdings, a Texas limited liability company LLC by Warranty deed from Deborah Russell and Barbara C. Suits of record in Instrument No. 20201218-0149906 Register's Office for Davidson County, Tennessee, dated December 16, 2020 and recorded on 20201218-0149906.

Being the same property conveyed to KP Capital 4 LLC by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20210106-0002814 Register's Office for Davidson County, Tennessee, dated December 16, 2020 and recorded on January 06, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3924 Thackery Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Jonathan Wilson	Seatrust Mortgage Company	041-12-0-062.00
3924 Thackery Drive	1001 Military Cutoff Road #350	
Nashville, TN 37207	Wilmington, NC 28405	

WITNESS THE EXECUTION HEREOF this 21st day of April, 2021.

KP Capital 4 LLC, a Tennessee limited liability company

By: Richard Peoples, Managing Member

State of Tennessee)
County of Davidson)

On this 21st day of April, 2021, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Richard Peoples, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Managing Member of the maker, KP Capital 4 LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of KP Capital 4 LLC, as Managing Member.

Notary Public

My Commission Expires: 3/8/22

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

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 389,900.00.**

Affiant

Sworn and subscribed before me on this the 21st day of April, 2021.

Notary Public

My Commission Expires: 3/8/22

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