WARRANTY DEED

Karen Johnson Davidson County
Batch# 647529 DEEDWARR
06/02/2021 11:12:37 AM 3 pgs
Fees: $18.00 Taxes: $2,107.15

20210602-0073777

STATE OF Texas
COUNTY OF Tarrant

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,500.00.

Fatima K Telwar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 04/22/2024
(AFFIX SEAL)

Jonathan Guthelnz
ID NUMBER
132447066
COMMISSION EXPIRES
April 22, 2024

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
KF Legacy, LLC c/o Brandon Knox 9308 Chevoit Drive Brentwood, TN 37027	New Owner	16010000500; 16010000600; 16010000700

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Fatima K Telwar**, an umarried woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **KF Legacy, LLC**, hereinafter called Grantee(s), its successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot Nos. 3, 4 and 5 on the Plan of First Revision, Deer Run Subdivision, as shown by the Plat appearing of record in Plat Book 9700, Page 825, revising Plat Book 9700, Page 778, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Alfa Development, LLC by Warranty Deed from J. Harold Shedd, an unmarried, dated 01/16/1998 and recorded 01/20/1998, of record in Book 10762, Page 501, Register's Office for Davidson County, Tennessee. **

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property know as: 5421, 5425, 5429 Franklin Pike, Nashville, TN 37220

**FURTHER BEING THE SAME PROPERTY CONVEYED TO FATIMA K. TELWAR, AN UNMARRIED PERSON BY QUITCLAIM DEED FROM ALFA DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20210602-0073776, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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/our hand(s) this the 21st day of May, 2021.

Fatima K Telwar

Fatima K Telwar

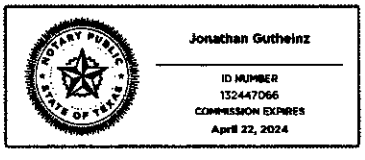
STATE OF Texas
COUNTY OF Tarrant

Before me via real-time audio and visual communication, the undersigned authority, a Notary Public within and for the State and County aforesaid, appeared Fatima K. Telwar with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be the within named bargainor and who executed the foregoing instrument for the purposes therein set forth.

Witness my hand and official seal on this the 20 day of May, 2021.

Notary Public

My Commission Expires: 04/22/2024



Notarized online using audio-video communication

Certificate of Authenticity

I, John M. Wells, do hereby make 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 to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, KATHERINE M HEDRICK, a notary public for this county and state, John M. Wells who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/6/25.

Notary's Seal (If on paper)

KATHERINE ANN HEDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY