WARRANTY DEED

Karen Johnson Davidson County
Batch# 670813 DEEDWARR
07/02/2021 01:18:58 PM 2 pgs
Fees: $13.00 Taxes: $3,237.50

20210702-0090230

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Rhonda Hopkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jean Lafitte Designs, LLC	New Owner	
(NAME)	(NAME)	09111028300
4018 Valley Road		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Tk Delaware LLC, A Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jean Lafitte Designs, LLC ,** HEREINAFTER CALLED THE GRANTEE, 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(s) 821 and 823, of Block No. 121, as shown on the map entitled Plan No. 1, West Nashville, of record in Plat Book 57, Page(s) 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TK Delaware, LLC, a Tennessee LLC by Warranty deed from Henry Hood and Sarah Hood, a married couple of record in Instrument No. 20121203-0111035 Register's Office for Davidson County, Tennessee, dated November 30, 2012 and recorded on December 03, 2012.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plan of record in Plat Book 57, Page (s) 74 and 75, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 4910 Delaware Ave Nashville, TN 37209
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 2-BC-21-4910

Witness my hand this 25th day of June, 2021.

TK DELAWARE, LLC

J. Thomas McDaniel chief manager + president
J. THOMAS MCDANIEL, CHIEF MANAGER, AND PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared J. Thomas McDaniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be CHIEF MANAGER AND PRESIDENT of TK DELAWARE, LLC the within named bargainer, and that he as such CHIEF MANAGER AND PRESIDENT, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as CHIEF MANAGER AND PRESIDENT.

WITNESS my hand and official seal at office this 25th day of June, 2021.

Notary Public
My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires On
01/06/2025
DAVIDSON COUNTY