WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10.17.21

(AFFIX SEAL)

LAUREN JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 10-17-21

LR-PNW-21-104

THIS INSTRUMENT WAS PREPARED BY
Ready Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
KAS Holdings, LLC, A Washington Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**050-10-0-121.00**
9419 S. 196th Place		
(ADDRESS)	(ADDRESS)	
Renton, WA 98055		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH D. CLAYBON, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAS HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot 28 on the Plan of Revised Section Two, Village by the Creek, as of record in Plat Book 5200, Page 784, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 35.00 feet on the southwesterly margin of Old Trail Court and extends back 98.26 feet on the easterly line and 115.96 feet on the northerly line and 95.02 feet on the westerly line to a dead line in the rear, measuring 156.09 feet thereon.

Being the same property conveyed to Joseph D. Claybon, his heirs and Assigns by Special Warranty deed from U.S. Bank National Association of record in Instrument No. 20050203-0012723 Register's Office for Davidson County, Tennessee, dated January 21, 2005 and recorded on February 03, 2005.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 784, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6291, Page 402, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **104 - 106 Old Trail Ct, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 682799 **DEEDWARR**
07/23/2021 02:37:39 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20210723-0099344

AT THE REQUEST OF THE PARTIES,
PLEASE DO NOT PUBLISH THE INFORMATION IN THIS DOCUMENT

Witness my/our hand(s) this the 20th DAY OF JULY, 2021.

Joseph D. Claybon

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH D. CLAYBON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212