This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:
Tennessee Recording Tax PAID
on Instrument No. 20170719-0072800

Karen Johnson Davidson County
Batch# 701415 DEEDWARR
08/19/2021 03:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210819-0112587

SEND TAX BILL TO NEW OWNER:

LINDA WELLS
2843 COUCHVILLE PIKE
NASHVILLE, TN 37217

PARCEL ID: 10605017100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Thousand and 00/100 ($10,000.00) Dollars, cash in hand, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **K & T Associates, L.P.**, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, transfer and convey unto **LINDA WELLS** (formerly LINDA KENAUM), hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as described on *Exhibit A* hereto.

This transfer was initially prepared as a Deed of Driveway/Parking Lot Easement and recorded as Instrument No. 20170515-0048139; a Warranty Deed was recorded in Instrument No. 20170719-0072800 - however, this Warranty Deed is prepared and recorded to accurately reflect the correct Grantor.

This transfer is made subject to taxes for 2021.

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, her heirs and assigns, forever, and GRANTOR covenants with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, a good right to convey it, and warrant that the same is unencumbered, unless otherwise herein set out; and, GRANTOR, further covenants and binds their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hand this the 9 day of August, 2021.

K & T Associates, L.P. a Tennessee
limited liability company

Kenneth D. Petty

BY; KENNETH D. PETTY, Partner

BY; TED L. PETTY, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Kenneth D. Petty and Ted L. Petty , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who upon his oath acknowledged themselves to be the only Partners of **K & T Associates, L.P.**, a Tennessee limited partnership, the within

named bargainor and that as such Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company.

WITNESS my hand and official seal at office this 9th day of August, 2021.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $10,000.00.

AFFIANT

Subscribed and sworn to before me on this 9 day of August, 2021.

NOTARY PUBLIC
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

CERTIFICATION
I, Rebecca Waynick, do hereby make oath that I am a licensed attorney or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/9/2021
.

Affiant Signature Date 8/9/2021

State of Tennessee; County of Davidson
Sworn to and subscribed before me on this 9 day of August, 2021,

Notary Public
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Exhibit "A"

Land situated in the 17th Councilmanic District of Nashville, Davidson County, Tennessee, being a portion of parcel 85.00 as shown on Davidson County tax map 106-5, also being a portion of lot 33 as shown on plat entitled A.M. Brown's Land of record in Plat Book 57, Page 126, R.0.D.C.,TN. And being more particularly described as follows:
Beginning at an iron rod (new) being the northeast corner of lot 32 of said A.M. Brown's Land and lying South 05°52'46" West, a distance of 410.0 feet more or less from an iron rod (old) lying in the northerly margin of Alley #2076, also being the southeasterly corner of the herein described tract;
Thence, with the northerly line of said lot 32, the David & Linda Kenaum property of record in Instrument 20030502-0058696, R.O.D.C.,TN. North 84°58'48" West, a distance of 132.50 feet to an iron rod (new);
Thence, with the easterly margin of Alley #2082 (10' R.O.W.) North 05°52'46" East, a distance of 10.77 feet to an iron rod (new);
Thence, along a new severance line, along a fence and a retaining wall South 85°13' 53" East, a distance of 132.51 feet to an iron rod (new);
Thence, with the westerly margin of Cleveland Avenue (50' R.O.W.) South 05°52'46" West, a distance of 11.36 feet to the Point of Beginning.
Containing 1,465 Square Feet or 0.03 Acres, more or less.

Being a portion of the same property conveyed to K & T Associates, L.P., by Quitclaim Deed from Kenneth D. Petty and Ted L. Petty of record in Instrument No. 201406170052582, Register's Office of Davidson County, Tennessee.

CERTIFICATION
I, Rebecca Waynick, do hereby make oath that I am a licensed attorney or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 9, 2021

Affiant Signature August 17, 2021

State of Tennessee; County of Davidson
Sworn to and subscribed before me on this 17th day of August, 2021,

Notary Public
My Commission Expires:

CARMEN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021