WARRANTY DEED

Karen Johnson Davidson County
Batch# 719393 DEEDWARR
09/17/2021 03:24:03 PM 2 pgs
Fees: $13.00 Taxes: $1,714.95

20210917-0125525

LR-KH-21-1731

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $463,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy 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	New Owner	
(NAME)	(NAME)	**081-11-0-229.00**
7521 South Laurel St		
(ADDRESS)	(ADDRESS)	
Seattle, WA 98178		
(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, **LAWRENCE SIMPSON AND WIFE, MARLITA SIMPSON,** 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:

> Parcel 2 (1731 16th Avenue North): Tract I: Land in Davidson County, Tennessee, being the southerly half of Lot No. 351 on the Plan of McGavock and Wetmore's Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Plat Book 21, page 41, Register's Office for Davidson County, Tennessee.

> Said part of Lot No. 351 fronts 50 feet on the westerly side of 16th Avenue N., formerly Hendershott Street, and runs back between parallel lines, with the northerly margin of Short Street, 170 feet to an alley.

> Tract II: Land in Davidson County, Tennessee, being the northerly 1/2 of Lot No. 351 on the Plan of McGavock and Wetmore's Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Plat Book 21, page 41, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 50 feet on the westerly side of 16th Avenue North, formerly Hendershott Street, and runs back between parallel lines, 170 feet to an alley.

> Parcel 2: Being the same property conveyed to Lawrence E. Simpson and wife, Marlita Simpson by Warranty deed from William Patton, Jr. of record in Instrument No. 20050401-0035730 Register's Office for Davidson County, Tennessee, dated March 31, 2005 and recorded on > April 1, 2005. (Value of consideration shown in aforementioned deed $139,050.00.) Being also known as 1731 16Th Avenue North Nashville, Tennessee 372082061.

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 21, Page 41, 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: **1731 16Th Avenue North, Nashville, Tennessee 37208-2061**.

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.

Witness my/our hand(s) this the 15 DAY OF SEPTEMBER, 2021.

Lawrence Simpson

Marlita Simpson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAWRENCE SIMPSON, 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 15th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARLITA SIMPSON, 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 15th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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