Karen Johnson Davidson County
Batch# 770243 DEEDWARR
12/08/2021 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20211208-0162788

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIX HUNDRED FIFTY THOUSAND AND 00/100 (650,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of December, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/5/2024

(AFFIX SEAL)

LORI PATTERSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
KSOP, LLC (NAME)	**NEW OWNER** (NAME)	**092 07 01 103.00**
~~**610 21st Avenue North, 103, Nashville, TN 37203**~~ (ADDRESS)	(ADDRESS)	

8126 Heirloom Blvd
College Grove, TN 37046

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 3rd day of December, 2021, the undersigned, **COE-KINARD 1865, LLC, A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **KSOP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **610 21ST AVENUE NORTH, 103, NASHVILLE, TN 37203** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 103, The 1865, a Condominium, and described in a Declaration Establishing The 1865, a Condominium, of record in Instrument No. 20190314-002348, amended in Instrument Nos. 20190712-0068003, 20191007-0102697 and 20191010-0104084, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Coe-Kinard 1865, LLC, a Tennessee Limited Liability Company, by Warranty Deed from The 1865 Condominiums, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200102-0000455, in the Register's Office of Davidson County, Tennessee, dated December 27, 2019 and recorded on January 02, 2020.

NOTE: The previous Warranty Deed incorrectly denoted Coe-Kinard 1865, LLC as a Tennessee Limited Liability Company in the legal description, however, Coe-Kinard 1865, LLC has always been a Texas Limited Liability Company.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 3rd day of December, 2021.

GRANTOR: Coe-Kinard 1865, LLC
By: Michael Kinard
Its: Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Michael Kinard,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he is a managing member of **Coe-Kinard 1865, LLC** and executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 3rd day of December, 2021.

Notary Public

My Commission Expires

MADELYN N REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/06/2024 DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 12-3, 2021.

Affiant
Date: December 6, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6 day of December 2021.

Notary Public

My Commission Expires: 5/14/2025

