Karen Johnson Davidson County
Batch# 771666 DEEDWARR
12/10/2021 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20211210-0164148

**WARRANTY DEED**

KELLY SLAGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

File No. BC-21-1572

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2021

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Heather George | CMG Mortgage, Inc. | |
| (NAME) | (NAME) | |
| 209 West Cedar Street | 3160 Crow Canyon Rd. Ste.400 | 025-04-0-017.00 |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | San Ramon, CA 94583 | |
| (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, I/we, **KP Capital 4 LLC, A Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather George, an unmarried woman**, 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:

**A lot of land in the Village of Goodlettsville, in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, described according to a survey made January 3, 1927, by Erle Drake, County Surveyor, as follows:**

**Beginning at a point in E. R. Cunningham's northern boundary line, the Southeast corner of a small tract of land conveyed to W. R. Stephens and wife, by deed from T. L. Hardcastle and wife, of record in Book 774, page 449, Register's Office for said County; thence, North 26 degrees West, with said W. H. Stephens and wife's Eastern boundary line, 160 feet to a point; thence, Easterly 80 feet to a point; thence, Southerly 175 feet to a point in said E. T. Cunningham's line; and thence, North 88 degrees West with his Northern boundary line, 55 feet to the beginning.**

**Being a portion of the same property conveyed to George H. Choate by Warranty deed from Robert Halton Garrett and wife, Norma Gail Garrett of record in Book 9047, page 190, Register's Office for Davidson County, Tennessee, dated July 30, 1993 and recorded on August 13, 1993.**

**Being a portion of the same property conveyed to William D. Castleman, Trustee by Quitclaim Deed from George H. Choate of record in Book 9100, page 851, Register minutes Office for Davidson County, Tennessee, dated September 20, 1993 and recorded on October 01, 1993 and within the same deed the said William D. Castleman, Trustee conveyed his interest in the subject property to George H. Choate and wife, Melony A. Choate**

**Being a portion of the same property conveyed to Music City Holdings LLC, a Texas limited liability company by Warranty deed from George H. Choate and wife, Melony A. Choate of record in Instrument No. 20210706-0090920, Register's Office for Davidson County , Tennessee, dated June 30, 2021 and recorded on July 06, 2021.**

**Being a portion of the same property conveyed to KP Capital 4 LLC by Warranty deed from Music City Holdings LLC, a Texas limited liability company of record in Instrument No. 20210708-0091891 Register's Office for Davidson County, Tennessee, dated June 30, 2021 and recorded on July 08, 2021.**

**This is property more commonly known as 209 West Cedar Street, Goodlettsville, TN 37072.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 6th day of December, 2021.

KP Capital 4 LLC, a Limited Liability Company

By: _____
Richard R. Peoples, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Leslie Garside of the state and county mentioned, personally appeared Richard R. Peoples, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of KP Capital 4 LLC, the within named bargainor, a Limited Liability Company, and that such Richard R. Peoples as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, Tennessee, this 6th day of December, 2021.

Leslie Garside
Notary Signature

Printed Name: Leslie Garside

My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**Tennessee Certification of Electronic Document**

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/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 12/6/2021 (date of document).

Affiant Signature

12/8/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 8 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202112100164148