# WARRANTY DEED

Karen Johnson Davidson County
Batch# 794324 DEEDWARR
01/24/2022 10:31:52 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20220124-0008543

Y-VRES-21-2419

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/5/25

(AFFIX SEAL) ADAMS SMITH JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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) |
|---|---|---|
| **Kimberly Beiting and Alan Perez-Rathke** | **KeyBank National Association** | |
| (NAME) | (NAME) | |
| **2419 McGinnis Dr.** | **4910 Tiedeman Rd M/C: OH-01-51-KBMO** | **073-09-0-053.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37216** | **Brooklyn, OH 44144** | |
| (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, **JAMES AND MEG INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIMBERLY BEITING, A SINGLE WOMAN, AND ALAN PEREZ-RATHKE, A SINGLE MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Gibson Heights, as of record in Book 1835, Page 133, Register's Office for Davidson County, Tennessee, to which plan of record is hereby referenced for a more Complete description of said lot.

Being the same property conveyed to James and Meg Investments, LLC, a Tennessee Limited Liability Company by Warranty deed from Stephon D. Fleming and Kelli M. Fleming, husband and wife of record in Instrument No. 20210907-0119340 Register's Office for Davidson County, Tennessee, dated September 01, 2021 and recorded on September 07, 2021.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 133, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2087, Page 453, in the Register's Office for Davidson County, Tennessee.
- Water Main Easement of record in Book 2087, Page 521, in the Register's Office for Davidson County, Tennessee.
- Easement for public utilities of record in Book 2093, Page 213, 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: **2419 McGinnis Dr., Nashville, Tennessee 37216**.

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 19th DAY OF JANUARY, 2022.

James and Meg Investments, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of JAMES AND MEG INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of January, 2022.

_____
Notary Public
My Commission Expires: 3-3-2025
(SEAL)




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