Karen Johnson Davidson County
Batch# 820213 DEEDWARR
03/11/2022 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220311-0028519

WARRANTY DEED

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 1st DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/9/23
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File #22-KA-2524-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
KACG, LLC	**Same as New Owner**	
(NAME)	(NAME)	
212 Belclaire Place		**104-14-0-020.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **LISHA W. ORMAN, A SINGLE PERSON, CAROL JEANEE BAIRD, A MARRIED PERSON,,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KACG, LLC, A TENNESSEE 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:

Land in Davidson County, Tennessee, being parts of Lots Nos. 20 and 21 on the Map of Sharondale, as of record in Book 332, page 119, Register's Office for Davidson County, Tennessee, being Lot No. 20 on the revised Map of H. E. Marlin's Subdivision of Lots No. 18 and parts of Lots Nos. 20 and 21 on said Sharondale Plan, not of record, described according to a survey made by Earl Drake, County Surveyor, October 16, 1935, as follows:

Beginning on the easterly margin of Sharondale Boulevard, formerly the Old Compton Road, at a point 1761/2 feet northerly from the corner of Lots Nos. 19 and 20 on said recorded map; thence northerly along the easterly margin of said Boulevard, 60 feet to a point; thence north 63 degrees East 161 feet to a stake; thence South 23 1/2 degrees, East 50 feet to a stake; thence South 61 degrees, West 180 feet to the beginning.

Being the same property conveyed to B. K. Wood and wife Sue Carroll Wood by Warranty deed from Third National Bank, as trustee of record in Book 3913, page 577, Register's Office for Davidson County, Tennessee, dated July 13, 1965 and recorded on July 19, 1965. The said B. K. Wood having since died on March 21, 1992, leaving the said Sue Carroll Wood as surviving tenant by the entirety.

The said Sue Carroll Wood having since died testate on August 25, 2021, devising said property to Carol Jeanee Hall (now known as Carol Jeanee Baird and also known as Jeanee Baird) and Lisha K. Orman (also known as Lisha W. Orman) pursuant to her Last Will & Testament of record in Case No. 21P1788, in the Probate Court for Davidson County, Tennessee.

The said Carol Jeanee Baird does hereby certify that said property has never been her principal marital residence.

This conveyance is subject to:

* Taxes for the year 2022 and subsequent years.
* Plan of record in Plat Book 6050, Page 185, Register's Office for Davidson County, Tennessee.
* Plan of record in Plat Book 332, Page 119, Register's Office for Davidson County, Tennessee.
* Agreement to Maintain Private Road of record in Book 6621, Page 153, in the Register's Office for Davidson County, Tennessee. (As to Tracts 5, 6 and 7)
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2524 Sharondale Drive, Nashville, TN 37215**.

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 1st day of March, 2022.

Lisha W. Orman

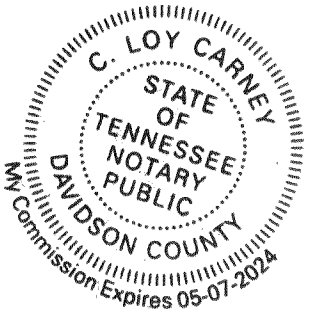
Carol Jeanee Baird

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of March, 2022, before me personally appeared Lisha W. Orman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of March, 2022.

Notary Signature
My commission expires:

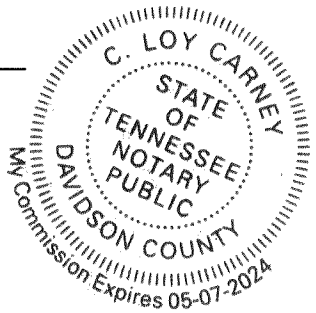


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of March, 2022, before me personally appeared Carol Jeanee Baird, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of March, 2022.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** 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 this the 1st day of March, 2022.

Affiant Signature
Date 03/01/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1st day of March, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024