WARRANTY DEED

Karen Johnson Davidson County
Batch# 822774 DEEDWARR
03/16/2022 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $3,144.63
20220316-0030263

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $849,900.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 4TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1806

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Leanne Kreps	Leanne Kreps	105 10 0 049.00
1704 8th Avenue	1704 8th Avenue	
Nashville, TN 37203	Nashville, TN 37203	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

EPIQ ENGINEERING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

LMK HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee being a Northerly portion of Lot No. 1 on the Map of W.H. Matthews Subdivision of Lot Nos. 6, 7, 8, and 9 of the Waverly Plan, of record in Book 161, page 48, Register's Office for said County.

Said part of said lots fronts 32 feet on the Easterly side of 8th Avenue South and extends back between lines with the Southerly margin of an alley, 58 feet to a line in the rear on which it measures 32 feet.

BEING the same property conveyed to Epiq Engineering, LLC, a Tennessee limited liability company, by Warranty Deed from Edna Shields Page, as Executrix of the Estate of Lindsey Page, Jr., and individually, Waymond Everett, Sr., Autumn Prather and Waymond Everett, Jr., dated May 18, 2018, in Instrument No. 20180523-0049274, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. All matters as set forth per Plat Book 161, Page 48, said Register's office.

3. Charter of record in Instrument No. 20170221-0017393, said Register's OFfice.

This is improved property known as 1704 8th Avenue, Nashville, TN 37203

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/or 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/or 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 our/my hand on the 4th day of March, 2022.

Epiq Engineering, LLC, a Tennessee Limited Liability Company

BY: _____
Dave Collins, Member

BY: _____
Jordan Tlumak, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Dave Collins and Jordan Tlumak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members and is authorized to execute the instrument of Warranty Deed, for the purposes therein contained, by signing the name of the limited liability company by themselves as Dave Collins and Jordan Tlumak.

Witness my hand and official seal this 4th day of March 2022.

_____
Notary Public
My Commission Expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 3/4/22 (date of document).

Affiant Signature

3/8/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8 day of March, 2022.

Teresa Tidwell
Notary's Signature

NOTARY'S SEAL

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

MY COMMISSION EXPIRES: 1/6/25