# WARRANTY DEED

Karen Johnson Davidson County
Batch# 825184 **DEEDWARR**
03/21/2022 09:06:25 AM 2 pgs
Fees: $13.00 Taxes: $5,087.50

20220321-0031947

G-EV-22-1949

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

~~Prepared by~~:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

**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) |
|---|---|---|
| **Investor Nation LLC** | New Owner | |
| (NAME) | (NAME) | |
| 4934 William Arnold Road | | 131-02-3H-001.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Memphis, TN 38117 | | |
| (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, **KATHRYN O'BRIEN QUERBES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **INVESTOR NATION LLC,** 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:

Certain real property situate Davidson County, Tennessee, and described as follows, to-wit

Being Unit A of Homes at 1949 Kimbark Drive as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1949 Kimbark Drive, a Horizontal Property Regime with Private Elements of record in Instrument No 20191031-0112067 Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being a portion of the same property conveyed to Volunteer Builders, LLC, a Tennessee Limited Liability Company by Special Warranty deed from HTC Partners, a Tennessee General Partnership (As to Tract I); HTC VII Partners, a Tennessee General Partnership (As to Tract II) and BPI GH RES, LLC, a Tennessee Limited Liability Company (As to Tract III) of record in Instrument No. 20190805-0077670 Register's Office for Davidson County, Tennessee, dated August 02, 2019 and recorded on August 05, 2019.

Being the same property conveyed to Kathryn O'Brien Querbes, unmarried by Warranty deed from Volunteer Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20201216-0148503 Register's Office for Davidson County, Tennessee, dated December 11, 2020 and recorded on December 16, 2020.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 102, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20191031-0112067, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20190805-0077668, 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: **1949 Kimbark Drive, Nashville, Tennessee 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 15th DAY OF MARCH, 2022.

Kathryn O'Brien Querbes by Margaret Means, Attorney in Fact

Kathryn O'Brien Querbes
by Margaret Means, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KATHRYN O'BRIEN QUERBES, and who acknowledged she executed the same as the free act and deed of the said KATHRYN O'BRIEN QUERBES.

Witness my hand and official seal, this the 15th of March, 2022.

William E. Gronis

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/07/2023
DAVIDSON COUNTY

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