Karen Johnson Davidson County
Batch# 838417 DEEDWARR
04/12/2022 11:28:30 AM 2 pgs
Fees: $13.00 Taxes: $2,860.10
20220412-0042232

5654

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 773,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2022.

Notary Public

COMMISSION EXPIRES: _____

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KES Properties LLC, a Tennessee limited liability company	NEW OWNER	129 01 0 031.00
(NAME)	(NAME)	
143 Windsor Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, we, **Michael H. Miller and wife, Cynthia Safdie,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KES Properties LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR, SUCCESSORS AND ASSIGNS, A 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. 754 on the Plan of west Meade Farms, Inc., Section VIII, of record in Book 2331, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael H. Miller and wife, Cynthia Safdie, as tenants by the entirety, by Deed from William W. Tipton and wife, Julie G. Tipton, dated 04/18/1989 and recorded 04/18/1989 in Book 7821, page 632 in the official records of Davidson County Recording Office.

Anthony N. Greco executes this instrument as Attorney in Fact on behalf of Michael H. Miller and Cynthia Safdie pursuant to the Power of Attorney recorded in Instrument No. 202204120042231 Register's Office for Davidson County, Tennessee.

This property does not constitute the primary residence of the Grantee and is for investment purposes only.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 6556 Jocelyn Hollow Road (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37205 (Postal Zip)

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, successors 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, successors 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 our hands this 5th day of April, 2022.

Michael H. Miller by Attorney-in-Fact

Michael H. Miller
by Anthony N. Greco, Attorney-In-Fact

Cynthia Safdie by Attorney-in-Fact

Cynthia Safdie
by Anthony N. Greco, Attorney in Fact

State of Tennessee)

County of Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Anthony N. Greco with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Michael H. Miller and Cynthia Safdie and being authorized to act on behalf of said persons pursuant to a recorded Power of Attorney, he executed the foregoing instrument as their free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 5th day of April, 2022.

Notary Public

SHANNON BILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 5th day of April, 2022.

Ernest D. Bennett, III, Affiant 04/05/2022
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 5th day of April, 2022.

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023