Karen Johnson Davidson County
Batch# 839161 DEEDWARR
04/13/2022 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $693.75
20220413-0043004

Name and Address of New Owner:
Lavonda Briley
416 KC Court, Madison, TN 37115
Send Tax Bills To: & Lavonda Briley, 416 KC Court, Madison, TN 37115

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 052-05-0-262.00

2022-102076

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **404 KC Properties LLC, a Tennessee Limited liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lavonda Briley, a married woman** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, Section 2-Resubdivision Reserved Parcel, Montague Subdivision of record in Plat Book 7900, Page 321, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Knights of Columbus, Mental Retardation Foundation of Tennessee by Warranty Deed from James B. Wynn and wife, Genell M. Wynn of record in Book 8167, Page 113 Register's Office for Davidson County , Tennessee, dated August 02, 1990 and recorded on August 03, 1990. (Value or consideration as shown in aforementioned deed $33,000.00.)

Being a portion of the same property conveyed to Special Housing Services, Inc. by Quitclaim Deed from Knights of Columbus Mental Retardation Foundation of Tenn., Inc. of record in Book 8416, Page 701 Register's Office for Davidson County , Tennessee, dated August 07, 1991 and recorded on August 08, 1991 and As corrected in Quitclaim Deed in Book 8436, Page 744 and further Corrected in Quitclaim Deed in Book 8439, Page 332. (Value or consideration as shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to George S. Lee by Foreclosure Commissioner/Substitute Trustee's deed from Thomas Kelly Derryberry Attorney at Law, Foreclosure Commissioner/Substitute Trustee of record in Instrument No. 20201210-0144040 Register's Office for Davidson County, Tennessee, dated November 25, 2020 and recorded on December 10, 2020. (Value of consideration shown in aforementioned deed $275,000.00.)

Being the same property conveyed to 404 KC Properties LLC, a Tennessee Limited liability Company by Quitclaim deed from George S. Lee of record in Instrument No. 20201217-0149551 Register's Office for Davidson County, Tennessee, dated December 15, 2020 and recorded on December 17, 2020. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 404-406 K C Court Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of February, 2022.

404 K C Properties, LLC, a Tennessee Limited Liability Company

By: George S. Lee
George S. Lee, Sole Member

State of Texas
County of MONTGOMERY

Before me, AUDREY M PREVOST of the state and county mentioned, personally appeared George S. Lee, Sole Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theSole Member of 404 K C Properties, LLC, the within named bargainor, a Limited Liability Company, and that as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member .

Witness my hand, at office, this 25th day of February, 2022.

Audrey M Prevost
Notary's Signature
My commission expires: 10/29/2025

AUDREY M PREVOST
Notary ID #3779254
My Commission Expires
October 29, 2025

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Minnesota)
COUNTY OF ~~DAVIDSON~~ Hennepin (AL))

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ ~~190,000~~ $187,500 (AL), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 31st ~~25th~~ day of ~~February, 2022~~ March, 2022 (AL)

Allison N Lundsted
Notary Public
My commission expires: 1/31/2026
File No. GNT-22-2092

ALLISON N LUNDSTED
Notary Public
State of Minnesota
My Commission Expires
January 31, 2026

I, Becky Auger, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Becky Auger

State of Minnesota

County of Hennepin

Personally appeared before me, Allison Lundsted, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Allison Lundsted
Notary's Signature

MY COMMISSION EXPIRES: 1/31/26

Notary's Seal (If on paper)

ALLISON N LUNDSTED
Notary Public
State of Minnesota
My Commission Expires
January 31, 2026