Karen Johnson Davidson County
Batch# 844083 DEEDWARR
04/22/2022 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $9,995.37
20220422-0046515

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,701,450.00.

Affiant

Subscribed and sworn to me on 04/15/22.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin K. Denton 6449 Fleetwood Dr. Nashville, TN 37209	SAME AS NEW OWNER	103 05 0 064.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Knock Out Properties LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Kevin K. Denton a single man as sole owner, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 292 on the Plan of Horton Heights, Section H, as shown on the Plan of record in Plat Book 3600, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.
>
> Together With a perpetual easement for retaining wall and asphalt drive as more particularly described in the Instrument of record in Book 8595, Page 286, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Knock Out Properties, LLC., a Tennessee limited liability Company by Warranty Deed from Mark Spivey, of record in Instrument No. 20190403-0030284, in the Register's Office of Davidson County, Tennessee, Dated March 29, 2019 and recorded on April 03, 2019.
>
> This is improved property known as 6449 Fleetwood Dr., Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my hand this 04/15/22.

Knock Out Properties LLC

Keith Hood

By: Keith Hood, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Brenda Lewis, a Notary Public in and for said State and County, personally appeared Keith Hood, Member of Knock Out Properties LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of or other authorized signer for Knock Out Properties LLC, the within named bargainor, a Limited Liability Company, and that he as such member or other authorized signer executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as such member or other authorized signer.

Witness my hand and official seal on 04/15/22.

Brenda Lewis

NOTARY PUBLIC

My Commission Expires: 9-8-2025



Certificate of Authenticity

I, John Cobb Rochford, do hearby 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. on April 15, 2022.

Signature April 15, 2022.

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed. on April 15, 2022.

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY