WARRANTY DEED

Karen Johnson Davidson County
Batch# 860549 DEEDWARR
05/23/2022 11:07:49 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20220523-0059473

LR-TBKID-22-3330

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/2025 (AFFIX SEAL)

C. M. CORRIVEAU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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)
Megan Kiepert	New Owner	
(NAME)	(NAME)	**133-07-0-135.00**
3330 Goodland Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **TBKID, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEGAN KIEPERT, A SINGLE WOMAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Glencoe Acres, as of record in Book 1835, Pages 137 and 138, Register's Office for said County.

Said Lot No. 69 fronts 80.0 feet on the Northeasterly said of Goodland Road and extends back between lines 218.0 feet on the Northwesterly said and 209.1 feet on the Southeasterly said to a deed line in the rear on which is measures 80.0 feet.

Being the same property conveyed to TBKID, LLC, a Tennessee Limited Liability Company by Warranty deed from Sam M. Meek, single of record in Instrument No. 20220301-0023091 Register's Office for Davidson County, Tennessee, dated February 24, 2022 and recorded on March 01, 2022.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page (s) 137 and 138, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2088, Page 534, amended in Book 2105, Page 633, 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: **3330 Goodland Ave, Nashville, Tennessee 37211**.

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 17th DAY OF MAY, 2022.

TBKID, LLC, a Tennessee Limited Liabilty Company

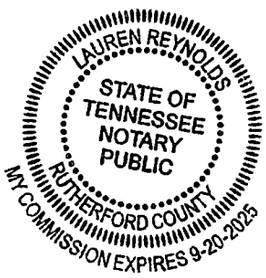
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of TBKID, LLC, A TENNESSEE LIMITED LIABILTY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of May, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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