6

WARRANTY DEED

JUSTIN D. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2022

Notary Public/ Justin D. Tatum

MY COMMISSION EXPIRES: September 06, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KLR Enterprises, LLC, a Tennessee limited liability company	KLR Enterprises, LLC, a Tennessee limited liability company	06107009700
(NAME)	(NAME)	
414 Union Street, Suite 1900	414 Union Street, Suite 1900	
(ADDRESS)	(ADDRESS)	
Nashvillle, TN 37219	Nashvillle, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 866958 **DEEDWARR**
06/03/2022 10:23:46 AM 2 pgs
Fees: $13.00 Taxes: $823.25

20220603-0064155

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James Stephen Gibson, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **KLR Enterprises, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEES, their heirs 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. 10, and the easterly 5 feet of Lot No. 9 and the southeasterly part of the westerly 45 feet of Lot No. 9, block "F" on the plan of Broadmoor Subdivision, as of record in Book 547, Pages 161 and 162, in the Register's Office of Davidson County, Tennessee, and of further record in Book 5262, Pages 556 and 557, in the Register's Office of Davidson County, Tennessee, to which reference is made for a more complete legal description.

Being the same property conveyed to James Stephen Gibson, an unmarried man by Executor's Deed dated January 24, 2022 from Brian Rooley, Executor of The Estate of Steven Douglas Gibson of record in Instrument No. 20220207-0013962, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 808 Broadmoor Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (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 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 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 hands this 31st day of May, 2022.

James Stephen Gibson

State of Tennessee
County of Davidson

On this 31st day of May, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared James Stephen Gibson, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 31st day of May, 2022.

Notary Public Justin D. Tatum
My Commission Expires: September 06, 2022
File No.: 22-KLR

