Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 868613 **DEEDWARR**
06/08/2022 10:21:51 AM 2 pgs
Fees: $13.00 Taxes: $3,237.50

20220608-0065475

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

File #22-MP-8136-Comp

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
KEM Investments, LLC dba Real-Flex	**New Owner**	
(NAME)	(NAME)	**172-06-0A-023.00-CO**
1033 Demonbreun Street, Suite 300		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **SARA R. ELLIS AND DAVID WEINSTEIN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEM INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY DBA REAL-FLEX** 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. 33 on the Plan of Final Plat, Mountain View, Section 1, Revision One of record in Plat Book 9700, Page (s) 562 and 563, 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 the same property conveyed to Sara R. Ellis, an unmarried woman, and David Weinstein, an unmarried man, Tenants in Common with Right of Survivorship by Warranty deed from Joseph John Butkiewicz, III, (incorrectly spelled as Joesph John Butkiewicz, III on previous Deed of record in Instrument Number 20170929-0099999, RODCT), and wife, Michelle Lynn Battles of record in Instrument No. 20181024-0105285 Register's Office for Davidson County, Tennessee, dated October 16, 2018 and recorded on October 24, 2018.

This conveyance is subject to:
*Taxes for the year 2022, a lien not yet due and payable.
*Plan of record in Plat Book 9700, Page (s) 562 and 563, Register's Office for Davidson County, Tennessee.
*Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10053, Page 239, Book 10496, page 311 and Book 10496, page 391, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **8136 Cloverland Drive, Nashville, TN 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 7th day of June, 2022.

Sara R. Ellis

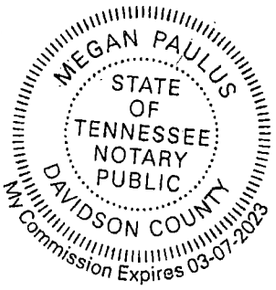
David Weinstein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of June, 2022, before me personally appeared Sara R. Ellis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of June, 2022.

Notary Signature
My commission expires:

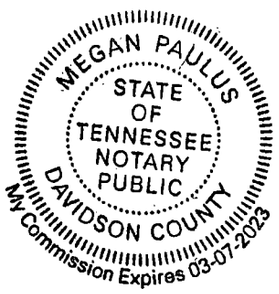


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of June, 2022, before me personally appeared David Weinstein, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of June, 2022.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204