Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215
This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-15763-LV

Karen Johnson Davidson County
Batch# 869952 DEEDWARR
06/13/2022 11:28:11 AM 2 pgs
Fees: $13.00 Taxes: $2,516.00
20220613-0066914

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $680,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of June, 2022.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kleen Wash, LLC 1877 Airlane Drive Nashville, TN 37217	Kleen Wash, LLC 1877 Airlane Drive Nashville, TN 37217	01812008600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beekleen, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kleen Wash LLC, a Tennessee limited liability company**, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 7 on the Amended Final Plat Jackson Park Subdivision, as shown by plat of record in Book 6900, Page 745, and previously in Book 6900, Page 430, both in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description and is more fully described as follows:

Beginning at an iron pin set at the intersection of the East right-of-way of Dickerson Pike and the Southwesterly right-of-way line of CSX Railroad; thence 1 - with the Southwesterly right-of-way line of CSX railroad South 57 deg. 11 min. 15 sec. East 320.67 feet to an iron pin set; thence 2 - with a line severing the property of H. B. Jackson and Rubye Jackson as recorded in Deed Book 1320, Page 400 and Deed Book 2273, Page 595, RODC, TN South 7 deg. 08 min. 06 sec. East 50.00 feet to an iron pin set; thence 3 - North 73 deg. 31 min. 09 sec. West 277.42 feet to an iron pin set; thence 4 - with the East right-of-way line of Dickerson Pike North 3 deg. 49 min. 54 sec. West 145.00 feet to the Point of Beginning and containing 25.008 square feet or 0.574 acre, more or less according to survey dated June 27, 1988 and August 23, 1991, by R. L. Montoya Land Surveyor No. 697.

Being the same property conveyed to Beekleen LLC, a Tennessee Limited

Liability Company, by Warranty Deed from Sunil C. Patel and wife, Rajeshwari S. Patel, of record in Instrument No. 20171109-0115414, in the Register's Office for Davidson County, Tennessee, dated November 2, 2017, and recorded on November 9, 2017.

This is improved property located at: **671 North Main Street, Goodlettsville, TN 37072.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of June, 2022.

GRANTOR:

Beekleen, LLC, a Tennessee Limited Liability Company

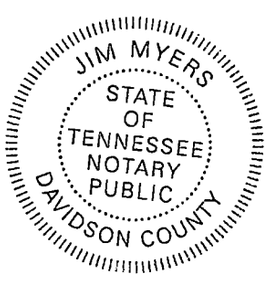
By: _____
Donna Scott, Member

By: _____
Shane Scott, Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Donna Scott, Member and Shane Scott, Member the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Members of Beekleen, LLC, the Maker, and as such Members, they are authorized by the Maker to execute the foregoing instrument by signing the name of the Company.

WITNESS my hand and seal at office this 10th day of June, 2022.



_____
Notary Public
My Commission expires: 11/6/2024