Karen Johnson Davidson County
Batch# 872256 DEEDWARR
06/15/2022 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $969.40
20220615-0068495

WARRANTY DEED

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of ~~Rutherford~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~8th~~ 9th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 9/8/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KLS Nashville, LLC	OWNER	149-00-0 101.00
(NAME)	(NAME)	
P.O. Box 17571	P.O. Box 17571	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Eddie Michael Ray, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **KLS Nashville, LLC,** 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. 2 on the Plan of The Davenport, of record in Plat Book 6250, Page 807, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Eddie Michael Ray, unmarried by deed of record Instrument No. 20091026-0098450, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 354 Bell Road, Nashville, TN 37217
(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 8th day of June, 2022.

Eddie Michael Ray

Eddie Michael Ray

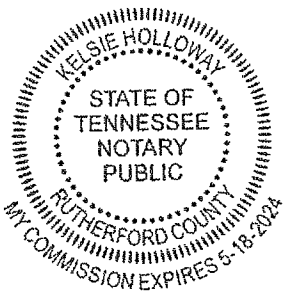
State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Eddie Michael Ray the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 8th day of June, 2022.

Kelsie Holloway

Notary Public Kelsie Holloway
My Commission Expires: 5/18/2024



File No.: 22644

Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 8, 2022.

Affiant Signature

6/8/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of June, 2022.

Notary's Signature (Notary Seal)

CARA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25