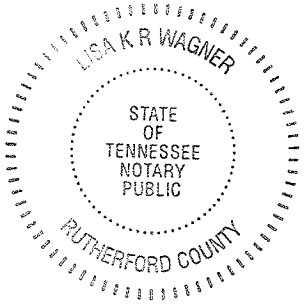
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon Alyssa Carneal and Kenneth Joseph Carneal	Same as Owner	
(NAME)	(NAME)	
3245 Harpeth Springs Drive		141 06 0D 130.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 880590 DEEDWARR
06/29/2022 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220629-0075174

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KRH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHARON A. CARNEAL AND KENNETH J. CARNEAL, WIFE AND HUSBAND,** 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 Unit 130 on the Plan of Horizontal Property Regime Private Element Plat, Riverbridge Community, of recorded Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more Complete Description.

Being the same property conveyed to KRH, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Brenda Rie Higgins, of record in Instrument No. 20220422-0046678, in the Register's Office of Davidson County, Tennessee, dated April 21, 2022 and recorded on April 22, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3245 Harpeth Springs Drive, Nashville, TN 37221
(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 hand this 23 day of June, 2022

KRH, LLC

BY: Kelly Booth

KELLY BOOTH, MEMBER

Alexander Booth

ALEXANDER BOOTH, MEMBER

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Kelly Booth and Alexander Booth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Members of KRH, LLC, and that they as such Members of KRH, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by themselves as Members of KRH, LLC.

Witness my hand and official seal this 23 day of June, 2022.

Commission expires: 4/27/2025

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

202206290075174

Tennessee Certification of Electronic Document

I, Emilee Gibson, 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 6/27/22 (date of document).

Emilee Gibson
Affiant Signature

6/28/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 28th day of June, 2022.

Danielle Marie Crane
Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

202206290075174