WARRANTY DEED

Karen Johnson Davidson County
Batch# 883044 DEEDWARR
07/01/2022 02:31:31 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20220701-0076856

File No. JN-22-2612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WOODALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monika Zakrzacki	Same Owner	
(NAME)	(NAME)	
3347 Freeman Hollow Road		011-00-0-045.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we, **KP Capital 4 LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Monika Zakrzacki, single woman**, 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:

Land in the 10th, formerly 20th Civil District of Davidson County, Tennessee, being a part of a tract known as the H. S. Freeman Land as shown on the Plan of record in Book 332, page 58, said Register's Office, and being known as Tract 4 on the plan of the Subdivision of said tract of the Freeman Heirs and described according to a survey made by John Kohl, Surveyor, dated August 30, 1977, as follows:

Beginning at a point in the center line of Freeman Hollow Road as established by deed to Davidson County of record in Book 2445, page 438, said Register's Office at the common corners of Tract 3 and 4; thence with the line between said Tracts 3 and 4, North 22 deg 45' West, 958 feet to a point; thence North 80 deg 30' West, 275 feet to a point; thence with the line between Tracts 4 and 5 South 23 deg 45' East, 1,061 feet to the center line of Freeman Hollow Road; thence with the center line of Freeman Hollow Road; thence with the center line of said road North 78 deg 30' East, 225 feet to the point of beginning, containing 5.1 acres, more or less.

Being the same property conveyed to Brady development Group, LLC, a Texas limited liability company by Warranty deed from New Spring Construction, LLC, a New Jersey limited liability company of record in Instrument No. 20190909-0090854 Register's Office for Davidson County, Tennessee, dated September 03, 2019 and recorded on September 09, 2019.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty deed from Brady development Group, LLC, a Texas limited liability company of record in Instrument No. 20210512-0063947 Register's Office for Davidson County, Tennessee, dated May 10, 2021 and recorded on May 12, 2021.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JN-22-3347

Being the same property conveyed to KP Capital 4 LLC by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20210513-0064992 Register's Office for Davidson County, Tennessee, dated May 10, 2021 and recorded on May 13, 2021.

This is property more commonly known as 3347 Freeman Hollow Road, Goodlettsville, TN 37072.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 21st day of June, 2022.

KP Capital 4 LLC, a Tennessee Limited Liability Company

By: _____
Richard R. Peoples, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ryan Lux of the state and county mentioned, personally appeared Richard R. Peoples, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of KP Capital 4 LLC, the within named bargainor, a Limited Liability Company, and that such Richard R. Peoples as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville TN, this 21st day of June, 2022.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024