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

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Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220741695

Karen Johnson Davidson County
Batch# 901394 **DEEDWARR**
08/10/2022 10:16:01 AM 2 pgs
Fees: $13.00 Taxes: $3,228.18

20220810-0090877

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$872,481.00~~

Affiant

Subscribed and sworn to before me, this 8th day of August, 2022.

Notary Public
My Commission Expires: _____

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas Rucker Jeter Jr. and Dawn Jeter 8136 Cloverland Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 172 06 0A 023.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **KEM Investments, LLC, a Tennessee Limited Liability Company d/b/a Real-Flex** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Rucker Jeter Jr. and Dawn Jeter, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 33, on the Plan of 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 KEM Investments, LLC, a Tennessee Limited Liability Company d/b/a Real-Flex, by Warranty Deed from Sara R. Ellis and David Weinstein, wife and husband, of record in Instrument No. 20220608-0065475, in the Register's Office of Davidson County, Tennessee, dated June 7, 2022 and recorded on June 8, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Mountain View, Section 1, Revision One, as recorded in Plat Book 9700, Page(s) 562 and 563 .
Declaration of Covenants, Conditions and Restrictions recorded in Book 10053, Page 239 and Book 10496, Page 311, as Supplemented in Book 10919, Page 327.

This is improved property located at 8136 Cloverland Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 8th day of August, 2022.

KEM Investments, LLC, a Tennessee Limited Liability Company d/b/a Real-Flex

BY: _____
Isaiah Mills, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Isaiah Mills, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member (or other officer authorized to execute the instrument) of KEM Investments, LLC, a Tennessee Limited Liability Company d/b/a Real-Flex, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Brentwood, Tennessee, this 8th day of August, 2022.

_____
Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024