WARRANTY DEED

Karen Johnson Davidson County
Batch# 902022 DEEDWARR
08/11/2022 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220811-0091390

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 2022.

Stacy R. Jacobs
Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

STACY R. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
KR Capital Investments, LLC, a Tennessee Limited Liability Company and Gen Investment Group, LLC.	Same as new owner	Parcel ID: 128 14 0 094.00
(NAME)	(NAME)	
2731 Memorial Drive Extention		
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37043		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Jimmie Kelly, III and Hiltrude E. Kelly, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KR Capital Investments, LLC, a Tennessee Limited Liability Company, a Tennessee Limited Liability Company and Gen Investment Group, LLC., a Tennessee Limited Liability Company**, 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 Section 1, Stacy Square, as of record in Plat Book 3842, Page 134, in the Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jimmie Kelly, III and Hiltrude E. Kelly, husband and wife, by Warranty Deed from Corey Yerbich and wife, Karen Yerbich, dated August 24, 2007 and recorded August 31, 2007 in Instrument No. 20070831-0104779, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8009 Sawyer Brown Road, Nashville, TN 37221

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 our hands this 9 day of August 2022

Jimmie Kelly, III

Hiltrude E. Kelly

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

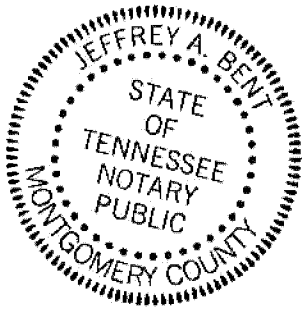
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jimmie Kelly, III and Hiltrude E. Kelly, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of August, 2022.

Notary Public

My Commission Expires: 07/15/2026

(SEAL)



Certificate of Authenticity

I, Jameika Jones, 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 **August 9, 2022**.

Date

Jameika Jones
Affiant Signature

8/11/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 11th day of August, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)