WARRANTY DEED

Karen Johnson Davidson County
Batch# 913126 DEEDWARR
09/07/2022 12:36:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20220907-0100299

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 08/20/2025
(AFFIX SEAL)

KAILEY B. DEMASTUS
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

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)
Kyle T. Wisniewski and Liliana R. Angeles	Mortgage Investors Group	Parcel ID: 128 14 0 094.00
(NAME)	(NAME)	
8009 Sawyer Brown Road	8320 East Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Knoxville, TN 37923	
(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, **KR Capital Investments, LLC, a Tennessee Limited Liability Company and Gen Investment Group, LLC., a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kyle T. Wisniewski and Liliana R. Angeles, husband and wife**, 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 from Corey Yerbich and wife, Karen Yerbich by Warranty Deed dated August 24, 2007 and recorded on August 31, 2007 in Instrument No. 20070831-0104779, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to KR Capital Investments, LLC, a Tennessee Limited Liability Company and Gen Investment Group, LLC., a Tennessee Limited Liability Company from Jimmie Kelly, III and Hiltrude E. Kelly, husband and wife by Warranty Deed dated August 9, 2022 and recorded on August 11, 2022 in Instrument No. 20220811-0091390, 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 2 day of September 2022

KR Capital Investments, LLC, a Tennessee Limited Liability Company

BY: _____
Kyle Robins, Member

BY: Renee Robins
Renee Robins, Member

STATE OF Tennessee

COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Kyle Robins and Renee Robins, Members of KR Capital Investments, LLC, a Tennessee Limited Liability Company personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal, this the 2nd day of September, 2022.

_____
Notary Public

My Commission Expires: 8/12/24

(SEAL)

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Gen Investment Group, LLC., a Tennessee Limited Liability Company

BY: Managing Member
Michael Brandon Williams, Managing Member

STATE OF Florida

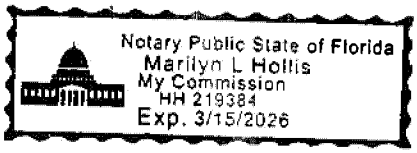
COUNTY OF Hillsborough

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Michael Brandon Williams, Managing Member of Gen Investment Group, LLC., a Tennessee Limited Liability Company personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the 2nd day of September, 2022.

Marilyn D Hollis.
Notary Public Marilyn L Hollis

My Commission Expires: 3/15/2026

(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 9/2/2022.

Date

Jameika Jones
Affiant Signature

9/7/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 7th day of September, 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)