Karen Johnson Davidson County
Batch# 914687 DEEDWARRSP
09/09/2022 11:37:30 AM 4 pgs
Fees: $23.00 Taxes: $16,650.00
20220909-0101182

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,500,000.00.

Affiant

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

Notary Public

My Commission Expires: 3/3/26

CONNOR D. MCDONALD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 3/3/2026

Address New Owner As Follows:
KADYA, LLC
c/o Bryan Howard
2119 Crestmoor Road
Nashville, TN 37215

Send Tax Bills To:
NEW OWNER

Map-Parcel Number:
132-09-0-071.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LUCKY NUMBERS LLC, a Delaware limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer

and convey unto **KADYA, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 18, as shown on the map entitled Subdivision of Lots 27-28-36-37-38-39-40-41-42-43 and Part of Lots 35 & 44 in Oak Hill Subdivision No. 1, of record record in Plat Book 547, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Lucky Numbers LLC, a Delaware limited liability company, by deed from Nancy L. Tuck, Trustee of the Ozzie, Inc. Land Trust dated January 24, 2018, a/k/a the Ozzie, Inc. Trust Agreement, of record as Instrument No. 20200818-0092718, dated August 5, 2020, Register's Office for Davidson County, Tennessee

This conveyance is made subject to:

1. Taxes for the year 2022 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 547, page 52, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer Easement of record in Book 6303, page 813, Register's Office for Davidson County, Tennessee.

This is improved property known as: 909 Glendale Lane, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, arising by, through or under the Grantor, but not further or otherwise.

{Signatures to Follow}

WITNESS my hand effective as of the 8th day of September, 2022.

LUCKY NUMBERS, LLC,
a Delaware limited liability company

By: Lucky Numbers Limited,
a Bahamian International Business Company, Sole Member

BY: _____
Anoushka Stewart, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anoushka Stewart, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of September, 2022.

_____
Notary Public

My Commission Expires: 3/3/26

CONNOR D. MCDONALD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 3/3/2026

True Copy Certification

I, William T. Smith, 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 September 8, , 2022.

W. T. S

Affiant Signature

Date: 9/9/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of September, 2022.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

