Karen Johnson Davidson County
Batch# 931644 DEEDWARR
10/19/2022 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20221019-0114088

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

File No. AT-22-3410

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
KP Capital 4 LLC	NEW OWNER	
(NAME)	(NAME)	
782 Rhonda Lane	9525 INAVALE LANE	115-05-0-038.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	BRENTWOOD TN 37027	
(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, **Craig A. Garner and Katherine C. Garner, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KP Capital 4 LLC, a Tennessee Limited Liability Company**, 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 Davidson County, Tennessee, being Lot No. 146 on the Plan of Section Five, West Meade Hills, as of record in Plat Book 3300, Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Southwesterly margin of Rhonda Lane at the corner of Lots 145 and 146; thence with the line between said two lots Southwesterly 217.6 feet to the Northeasterly line of lot No. 144; thence with said line North 45 degree 37' West 60.95 feet; thence North 7 degree 51' East 366.90 feet; thence South 81 degree 07' East 50.5 feet to the Southwesterly margin of Rhonda Lane; thence with said Lane Southeastwardly 344.31 feet to the beginning.

Being the same property conveyed to Lee E. Garner and wife, Billie Joyce Garner by Warranty Deed from James E. Adams and R. C. Adams of record in Book 4002, Page 826, Register's Office for Davidson County, Tennessee, dated March 31, 1966 and recorded on April 05, 1966. The said Billie Joyce Garner subsequently died on July 5, 2011, vesting Lee E. Garner as surviving tenant. The said Lee E. Garner became deceased on May 16, 2017 leaving Last Will and Testament filed for Probate in Docket No. 17P-1071, Seventh Circuit Court of Davidson County, Tennessee. In accordance with the terms of the Will, Cynthia Joyce Fields is named Executor of the Estate of Lee E. Gardner, deceased.

Being the same property conveyed to Cynthia Joyce Fields, married, Steven Lee Garner, unmarried, Craig Andrew Garner, married, Richard Lee Garner, unmarried, Christopher Alexander Garner, unmarried, and Kelsey Elizabeth Fields, unmarried their heirs and assigns, each receiving a one-sixth (1/6) undivided interest, as tenants in common by Executor's Quitclaim Deed from Cynthia Joyce Fields, as Executrix of the Estate of Lee E. Garner, deceased of record in Instrument No. 20181002-0097511 Register's Office for Davidson County, Tennessee, dated April 30, 2018 and recorded on October 02, 2018.

Being the same property conveyed to Craig A. Garner, and wife Katherine C. Garner by Quitclaim Deed from Steven L. Garner, unmarried of record in Instrument No. 20181221-0124670 Register's Office for Davidson County, Tennessee, dated December 04, 2018 and recorded on December 21, 2018.

Being the same property conveyed to Craig A. Garner, and wife Katherine C. Garner by Quitclaim Deed from Cynthia Joyce Fields, married, Craig Andrew Garner, married, Richard Lee Garner, unmarried, Christopher Alexander Garner, unmarried, and Kelsey Elizabeth Fields, unmarried of record in Instrument No. 20181221-0124671 Register's Office for Davidson County, Tennessee, dated December 21, 2018 and recorded on December 21, 2018.

This is property more commonly known as 782 Rhonda Lane, Nashville, TN 37205.

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 12th day of October, 2022.

Craig A. Garner

Katherine C. Garner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of October, 2022, before me personally appeared Craig A. Garner and Katherine C. Garner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of October, 2022.

Notary Signature
My commission expires:

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

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 **October 12, 2022**.

Date

Affiant Signature

October 19, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19** day of **October**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON