WARRANTY DEED

Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00

SR
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2022

Notary Public

MY COMMISSION EXPIRES: 4-19-2025

(AFFIX SEAL)

APRIL N. BRADLEY NOTARY PUBLIC STATE OF TENNESSEE SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kasibapa Partnership	NEW OWNER	106-15-0 112.00
(NAME) 2168 Strombury Drive	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **J2K Builders, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kasibapa Partnership, a Tennessee General Partnership,** 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. 1 on the Final Plat of Revision 1, Plus Park, Resubdivison of Lot 21, Section 17 of record in Instrument No. 20210924-0128835, Register's Office for said County, to which reference is made for a more complete description.**

Being part of the same property conveyed to J2K Builders, LLC by deed of record in Instrument No. 20180817-0081934, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☑

This is improved ☐ property, known as 315 Plus Park Boulevard, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Karen Johnson Davidson County
Batch# 954437 **DEEDWARR**
12/22/2022 11:23:43 AM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20221222-0132100

Witness my/our hands this 21st day of December, 2022.

Members:

J2K Builders, LLC
By: James T. McLean, Sr., Chief Manager

J2K Builders, LLC
By: James T. McLean, Jr., Secretary

J2K Builders, LLC
By: Kerry S. McLean, Treasurer

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James T. McLean, Sr., with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of J2K Builders, LLC, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 21st day of December, 2022.

Notary Public
My Commission Expires: 5-16-2026

GARY B. FISHER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James T. McLean, Jr., with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of J2K Builders, LLC, and that he as such Secretary executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of December, 2022.

Commission Expires: 5-16-2026

Notary Public

GARY B. FISHER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kerry S. McLean, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Treasurer of J2K Builders, LLC, and that he as such Treasurer executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of December, 2022.

Commission Expires: 5-16-2026

Notary Public

File No.: 22658

GARY B. FISHER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY