This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20159-RR

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-20159-RR

Karen Johnson Davidson County
Batch# 963543 DEEDWARR
01/24/2023 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $614.20
20230124-0005304

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $166,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of January, 2023.

Notary Public
My Commission Expires:

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Shpendi Lamaj<br>4000 Anderson Road<br>Apt. 12<br>Nashville, TN 37217 | New Owner | 136 03 0A 012.00 |

# 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, we, **K & B Property Investors, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Shpendi Lamaj, a married person**, hereinafter called the Grantee, his/her/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 Townhouse 12, Building 2, Horizontal Property Regime which is located on the Plat of Phase 1, Condominium Townhouses, Priest Lake Park, of record in Plat Book 4460, Page 88, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to K & B Property Investors, LLC, a Tennessee limited liability company, by Administrator's Deed from Peggy D. Mathes, Administrator of the Estate of Richard W. Hatfield, of record in Instrument No. 20221116-0122145, in the Register's Office of Davidson County, Tennessee, dated November 10, 2022 and recorded on November 16, 2022.

Being the same property conveyed to Richard W. Hatfield, by Warranty Deed from Edgar James Utley III and Debra C. Utley (Ballard), of record in Book 5446, Page 373, in the Register's Office of Davidson County, Tennessee, dated December 18, 1979 and recorded on December 20, 1979. The said Richard W. Hatfield died on March 12, 2021, intestate, devising subject property to Brenda E. Phillips, Edward Phillips, Jr., Jerome W. Phillips, Tamberla Hatfield, Cascey Hatfield, William Hatfield, Jr., Samuel F. Hatfield, Jr., Stacey M. Hatfield, Scott M. R. Hatfield, Tonia Hatfield and David Hatfield. See Probate Case No. 21P-1050, Davidson County Circuit Court (Probate Division).

This is improved or property located at: **4000 Anderson Road, Apt. 12, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 23rd day of January, 2023.

GRANTOR:

K & B Property Investors, LLC, a Tennessee Limited Liability Company

By: _____
Kyle Jarrett, Member

By: _____
Brittney Jarrett, Member

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kyle Jarrett, Member and Brittney Jarrett, Member, of K & B PROPERTY INVESTORS, LLC, a Tennessee Limited Liability Company, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Members of K & B Property Investors, LLC, the maker, and are authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of January, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024



202301240005304

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 11/23/23.

Affiant Signature

11/24/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of Jan, 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

