WARRANTY DEED

Karen Johnson Davidson County
Batch# 964973 DEEDWARR
01/27/2023 09:51:51 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20230127-0006282

MJ-RR-22-874

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fidencio Medina, Jr. and Linda Kimberly Cantrell Medina	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	**142 09 0B 874.00**
874 General George Patten Road	**3940 N. Ravenswood Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Chicago, IL 60613**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **K PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FIDENCIO MEDINA, JR. AND LINDA KIMBERLY CANTRELL MEDINA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 874, together with the Carport designated No. 874-C, on the plan of Phase One, Lot One, Section Five, River Plantation Condominium Apartments, as shown on plat of record in Plat Book 5200, Pages 145-146, said Register's Office, Davidson County, Tennessee, and as Established by the Master Deed of record in Book 5410, Page 248, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to K Properties, LLC, A Tennessee Limited Liability Company, by Warranty Deed from April C. Baker, an Unmarried Woman, of record in Instrument No. 20211008-0135708, in the Register's Office of Davidson County, Tennessee, dated September 30, 2021 and recorded on October 08, 2021.

This conveyance is subject to:

- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Lot One, Section Five, River Plantation Condominium Apartments, as recorded in Plat Book 5200, Page(s) 145-146.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Section Five, River Plantation, as recorded in Plat Book 5200, Page 135.
- Master Deed establishing River Plantation (Section Five) Condominium of record in Book 5410, Page 248.
- Easement recorded in Book 2274, Page 547; Book 2277, Page 619; Book 3028, Page 605 and Book 3770, Page 6.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **874 General George Patten Road, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 25 DAY OF JANUARY, 2023.

K Properties, LLC

BY: _____
Thomas Ray Medlin, III
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared THOMAS RAY MEDLIN, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of K PROPERTIES, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as MEMBER.

Witness my hand and official seal, this the 25th of January, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212