Karen Johnson Davidson County
Batch# 965898 DEEDWARR
01/31/2023 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20230131-0006987

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230143338**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me, this 30th day of January, 2023. Notary Public My Commission Expires: 7/4/2024

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/04/2024

WARRANTY DEED

Address New Owner: K Squared Partners 408 S 15th St B Nashville, TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115-07-0-050.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anne M. Hill and Phoebe A. M. Hill, Co-Trustees of the Anne M. Hill Living Trust dated April 05, 2022** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **K Squared Partners, a general partnership** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section I, West Meade Addition of record in Plat Book 2330, Page 114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anne M. Hill and Phoebe A. M. Hill, Co-Trustees of the Anne M. Hill Living Trust dated April 5, 2022, by Quitclaim deed from Anne M. Hill of record in Instrument No. 20220411-0041726, Register's Office for Davidson County, Tennessee, dated April 05, 2022 and recorded on April 11, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2330, Page 114, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2650, Page 221, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 739 West Meade Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30th day of January, 2023.

The Anne M. Hill Living Trust dated April 05, 2022

Anne M. Hill, Co-Trustee
Anne M. Hill, Co-Trustee

Phoebe A.M. Hill, Co-Trustee
Phoebe A. M. Hill, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anne M. Hill and Phoebe A. M. Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of the Anne M. Hill Living Trust dated April 05, 2022 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 Brentwood, Tennessee, this 30th day of January, 2023.

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 January 30, 2023.

Date

D Hardwick

Affiant Signature

January 30, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of January, 2023.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

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