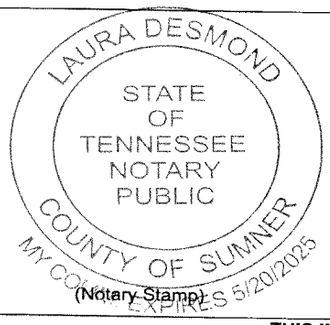
Karen Johnson Davidson County
Batch# 990931 DEEDWARR
04/12/2023 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20230412-0026887



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me, this 12 day ~~of April~~, 2023.

Notary Public

My commission expires: 5/20/2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Richard J. Knight and Catalina M. Bonet-Lopez	Same as New Owner	085-14-0A-207.00-CO
207 Riverstone Court		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

K and A Properties, LLC

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Richard J. Kight and Catalina M. Bonet-Lopez

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 207, on the Plan of Phase One, Riverstone Condominiums, a Horizontal Property Regime Established by Master Deed of record in Book 6998, Page 839, Register's Office for Davidson County, Tennessee, and amended in the restated Master Deed in Book 7245, Page 211 and amended as Book 11016, Page 159, said Register's Office, together with the Appurtenant undivided interest in the common areas of Riverstone Condominiums; as shown by and upon a map of the same on record in Plat Book 6900, Page 317, in the Register's Office for Davidson County.

Being the same property conveyed to Mark Kurzynske and Teresa Kurzynske, husband and wife by Warranty deed from Kimberly S. Johnson and Matthew Brian Johnson, wife and husband of record in Instrument No. 20170822-0086251 Register's Office for Davidson County, Tennessee, dated August 18, 2017 and recorded on August 22, 2017.

Being the same property conveyed to Mark T. Kurzynske and Teresa L. Kurzynske Family Revocable Living Trust Agreement dated September 26, 2018 by Quitclaim deed from Mark Kurzynske and Teresa Kurzynske, husband and wife of record in Instrument No. 20181001-0096713 Register's Office for Davidson County, Tennessee, dated September 26, 2018 and recorded on October 01, 2018.

Being the same property conveyed to K and A Properties, LLC by Quitclaim deed from Mark T. Kurzynske and Teresa L. Kurzynske, Trustees, Family Revocable Living Trust Agreement dated September 26, 2018 of record in Instrument No. 20190815-0081749 Register's Office for Davidson County, Tennessee, dated August 14, 2019 and recorded on August 15, 2019.

This is improved property known as **207 Riverstone Court, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10th day of April, 2023.

K&A Properties LLC, a Tennessee Limited Liability Company

Jon Andrew Kurzynske – Member

Frank Carter Kurzynske - Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Jon Andrew Kurzynske and Frank Carter Kurzynske, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members (or other officer authorized to execute the instrument) of K&A Properties L.L.C., the within named bargainor, a Tennessee limited liability company, and that they as such Members executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as Members.

Witness my hand and official seal this 10th day of April, 2023.

Notary Public
My Commission Expires: 3-23-27

Gregory D. Vadner
State of Tennessee
Notary Public
Sumner County

Lenders Title Company File No. 23-000055-626

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 4/12/23 (date of document).

Caleb Waters
Affiant Signature

4/12/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of April, 2023.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

