Karen Johnson Davidson County
Batch# 1000319 DEEDWARRSP
05/05/2023 03:46:30 PM 4 pgs
Fees: $23.00 Taxes: $5,550.00
20230505-0033677

Prepared by and return to:

Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

SPECIAL WARRANTY DEED

Address Of New Owner(s)	Send Tax Bills To:	Tax Parcel Numbers:
K Squared Properties LLC **1017 16th Avenue South** **Nashville, TN 37212**	**SAME AS NEW OWNER**	**104-04-0-166.00**

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **Faye G. Lowe, widow** (hereinafter referred to as "Grantor"), has this day bargained and sold, and does hereby transfer and convey, unto **K Squared Properties, LLC, a Tennessee limited liability company** (hereinafter referred to as "Grantee"); Its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as set forth on Exhibit "B" attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

GRANTOR FUTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

Witness my hand this 5th day of May, 202

: Fay G. Lowe
Fay G. Lowe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Fay G. Lowe** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office located in Nashville, Tennessee this 5th day of May, 2023.

Robert L Scruggs
Notary Public
My Commission Expires: 1-6-2025

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

Affidavit of Consideration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,500,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Kate O'Connor
Affiant

Sworn to and subscribed before me, this 5th day of May 2023.

Robert L Scruggs
NOTARY PUBLIC
My Commission Expires: 1-6-2025

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Margaret R. Shields' Subdivision of Lots 5 and 6 in O. B. Hayes' Rokeby Addition of record in Book 57, page 33, Register's Office for Davidson County, Tennessee.

Said Lot 9 front s 50 feet on the westerly side of 16th Avenue South, formerly Belmont Avenue and runs back between parallel line 150 feet to an alley.

Being the same property conveyed to Everett H. Lowe and wife, Fay G. Lowe by Quitclaim Deed from Everette H. Lowe of record in Instrument No. 20051005-0119809, recorded on October 5, 2005, Register's Office for Davidson County, Tennessee. Everette H. Lowe died August 31, 2022, leaving his wife Fay G. Lowe as the surviving tenant by the entirety.

Property Address: 1017 16th Avenue South, Nashville, TN 37215

EXHIBIT "B"

Permitted Exceptions

1. All matters as shown on the Plan of Margaret R. Shields' Subdivision of Lots 5 and 6 in O. B. Hayes' Rokeby Addition of record in Book 57, page 33, Register's Office for Davidson County, Tennessee.

2. Taxes for 2023 and subsequent years are not due and payable.

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 5th day of May, 2023

Robert L. Scruggs, Affiant 5/23/2023 Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 5th day of May, 2023

Notary's Signature

My Commission Expires: 9/12/2025

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY