Karen Johnson Davidson County
Batch# 1004101 DEEDWARR
05/16/2023 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20230516-0036671

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **950,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of MAY, 2023.

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
1707 Fairview Boulevard, Suite 101 E
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
K SQUARED PARTNERS	**NEW OWNER**	132-09-0-097.00
408 S 15th St #B		
Nashville TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

DAVID R. BYRNES, A MARRIED MAN

HEREINAFTER CALLED THE GRANTOR HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

K SQUARED PARTNERS, A GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 40, as shown on the map entitled Oak Hill Subdivision No. 1, of record in Book 547, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DAVID R. BYRNES, by deed from DAVID WAYNE FLOYD AND MELISSA ANN FLOYD, of record as Instrument No. 20190115-0003998, dated January 14, 2019, said Register's Office.

DAVID BYRNES HEREBY CERTIFIES THAT THE PROPERTY BEING HEREIN CONVEYED HAS NEVER BEEN THE PRIMARY RESIDENCE OF GRANTOR OR HIS SPOUSE.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 4408 Soper Avenue, Nashville, TN 37204.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, 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.

Witness my/our hand(s) this 15 day of May, 2023.

DAVID R. BYRNES

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 5/15/2023 before me, Dany Victory, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared David R. Byrnes
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DANY VICTORY
Notary Public - California
Los Angeles County
Commission # 2299376
My Comm. Expires Aug 25, 2023

Signature _____
Signature of Notary Public

202305160036671

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 **May 15, 2023**.

Date

D Hardwick

Affiant Signature

May 16, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16th** day of **May**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

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