Karen Johnson Davidson County
Batch# 1020558 DEEDWARR
06/29/2023 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $5,642.50
20230629-0049555

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $1,525,000.00.

Affiant

Subscribed and sworn before me this the 28th day of June, 2023.

Notary Public
My commission expires: 9.21.26

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
KAH I, LLC	New Owner	115-06-0-109.00
506 Clematis Drive		
Nashville, TN 37205		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN LEE RUTLEDGE AND DENA M. RUTLEDGE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KAH I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot 43 on the plan of West Meade Estates, Section Five, of record In Plat Book 3106, Page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to John Lee Rutledge and wife, Dena M. Rutledge by Warranty Deed dated 10/16/2002 from Nancy E. Cotter, of record in Instrument No. 20021021-0129050, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED PROPERTY KNOWN AS 506 Clematis Drive, Nashville, TN 37205.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of June, 2023.

John Lee Rutledge

Dena M. Rutledge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Lee Rutledge and Dena M. Rutledge, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2023.

My commission expires:
9-7-26

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6-28-23.

Affiant Signature

6-29-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY