RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1026276 DEEDWARR
07/14/2023 09 47 11 AM 2 pgs
Fees $13 00 Taxes $1,110 00

20230714-0053984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF June 2023

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DAVIDSON COUNTY
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-3-2025

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY...
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Knobdale Consulting, LLC	New Owner	
(NAME)	(NAME)	
2611 Woodyhill Drive		071-04-0-045 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FATHERLAND GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KNOBDALE CONSULTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 304 on the Plan of Final Plat of Joywood Heights, Section II, of record in Plat Book 1130, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 304 fronts 60 feet on the Easterly margin of Woodyhill drive and extends back 193.7 feet on the Southerly line and 193.6 feet on the Northerly line to a deed line in the rear measuring 60 feet thereon.

Being the same property conveyed to Ke Qin, single by Special Warranty deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20140210-0011288 Register's Office for Davidson County, Tennessee, dated January 30, 2014 and recorded on February 10, 2014.

Being the same property conveyed to Amy Cross Nance Trustee by Quitclaim Deed from Ke Qin of record in Instrument No. 20190430-0039877, Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on April 30, 2019 and within the same deed the said Amy Cross Nance, Trustee conveyed her interest in the subject property to Ke Qin and Rachel Taylor

Being the same property conveyed to Dot Holding, LLC, a Tennessee limited liability company by Quitclaim deed from Ke Qin and Rachel Taylor of record in Instrument No. 20210922-0127636 Register's Office for Davidson County, Tennessee, dated September 20, 2021 and recorded on September 22, 2021.

Being the same property conveyed to Ke Qin, married by Quitclaim deed from Dot Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20230524-0039005 Register's Office for Davidson County, Tennessee, dated May 23, 2023 and recorded on May 24, 2023.

Being the same property conveyed to Fatherland GP, a Tennessee General Partnership by Quitclaim deed from Ke Qin, married of record in Instrument No. 20230524-0039006 Register's Office for Davidson County, Tennessee, dated May 23, 2023 and recorded on May 24, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2611 Woodyhill Drive, Nashville, TN 37207
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; 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 GRANTEES, their 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 29th day of June, 2023

FATHERLAND GP

BY: Rachel Taylor

RACHEL LYN TAYLOR, PARTNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Rachel Lyn Taylor, 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, and who further acknowledged that she is Partner of Fatherland GP and executed the within instrument as such Partner.

Witness my hand and official seal this 29th day of June, 2023.

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Commission expires:

Notary Public