WARRANTY DEED

Karen Johnson Davidson County
Batch# 1029058 DEEDWARR
07/21/2023 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,960.63
20230721-0056181

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES: 4-13-2025

(AFFIX SEAL) FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

MST 2022-0613

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KBCC Enterprises, LLC	SAME	070-07-0U-023.00
(NAME)	(NAME)	
910 Youngs Lane #23	6 Cadillac Drive Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Brentwood, TN 37027	
(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, **910 Youngs Lane, LLC. a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KBCC Enterprises, LLC, a Delaware 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 situated in Davidson County, Tennessee, being Unit 23, as established in Declaration of Covenants, Conditions and Restrictions for 910 Youngs Lane Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20210317-0035584, and First Supplement, record in Instrument No. 20210601-0073258 in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Arnold Homes, LLC by Warranty deed from Choice City Homes, LLC of record in Instrument No. 20191104-0113147 Register's Office for Davidson County, Tennessee, dated November 01, 2019 and recorded on November 04, 2019.

Being a portion of the same property conveyed to 910 Youngs Lane, LLC, a Tennessee limited liability company by Quitclaim deed from Arnold Homes, LLC, a Tennessee limited liability Company of record in Instrument No. 20210331-0042680 Register's Office for Davidson County, Tennessee, dated March 18, 2021 and recorded on March 31, 2021.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become

due and payable, Taxes for the year 2023, constitute a lien against said property but are not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 4300, Page 35, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210317-0035584 and First Supplement, record in Instrument No. 20210601-0073258, Register's Office for Davidson County, Tennessee, Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20200827-0097534, in the Register's Office for Davidson County, Tennessee Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20201217-0149774, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 910 Youngs Lane #23, 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/our hand(s) this 19 DAY OF July 2023.

910 Youngs Lane, LLC

BY: _____

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public in and for said State and County, personally appeared Randy Arnold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself, to be the Sole/Managing Member of 910 Youngs Lane LLC., a Tennessee limited liability company, the bargainor, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of July 2023.

_____
Notary Public

My Commission Expires: 4-13-25

(SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

True Copy Certification

I, Yvette Meldrum, 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 July 19, 2023.

Signature
July 19, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this July 19, 2023



Notary's Signature

My Commission Expires: 4-13-25