Karen Johnson Davidson County
Batch# 1031168 DEEDWARRSP
07/26/2023 02:14:30 PM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20230726-0057725

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

36024-1B
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Raul Cruz Villeda	New Owner	10516026700

5115B Hilson Road

Nashville, TN 37211-5736

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **KLP RE, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Raul Cruz Villeda** (hereinafter referred to as the "**Grantee**"), his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Corinne Place Resubdivision, of record in Plat Book 3700, Page 43, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being all of the same property conveyed to KLP RE, LLC, a Tennessee limited liability company, by Warranty Deed dated August 2, 2022 from Judy Moshier, of record in Instrument No. 20220803-0088383, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, his heirs, and assigns in fee simple forever. Grantor covenants that he is lawfully seized in fee and possessed of the Real Estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit A attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantors have executed this instrument this 24 day of July, 2023.

KLP RE, LLC, a Tennessee limited liability company

By: _____
Name: James Thomas Patterson, IV
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Thomas Patterson, IV, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of KLP RE, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Sole Member.

WITNESS my hand, at office, this 24 day of July, 2023.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $360.000.00.

_____
Affiant

Subscribed and sworn to before me this 24 day of July, 2023.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 12/14/24

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2023 and subsequent years, not yet due and payable. Map and Parcel 10516026700. Current year taxes have been prorated at closing and are assumed by the Grantee.

3. All matters as shown on the Plan of record in Plat Book 3700, Page 43, Register's Office for Davidson County, Tennessee.

4. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4717, Page 360, said Register's Office.

5. All matters shown on the Plan of record in Plat Book 332, Page 1, said Register's Office.

6. Grant of Transmission Line Easement, of record in Book 1153, Page 457, said Register's Office.

7. Subject to any portion of the described premises that may lie within the boundary or right-of-way of any railroad.

8. All matters as shown on the ALTA/NSPS Land Title Survey of 2206 Dunn Avenue by Delle Land Surveying, Steven D. Delle, Tennessee R.L.S. # 1710 dated July 18, 2022, last revised July 19, 2022 as Project No. 22081.

I, John Cook, do hereby make oath that I am a licensed attorney and 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 26, 2023.

John Cook
Date: July 26, 2023

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th day of July, 2023.

Notary Public
My Commission Expires: My Commission Expires November 3, 2025

YVONNE A. SNYDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY