Karen Johnson Davidson County
Batch# 1034681 DEEDWARR
08/04/2023 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230804-0060500

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7-7-25
(AFFIX SEAL)

G-CRE-23-3709 & 3711

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Veronica Vargas-Bergesen	**New Owners**	
(NAME)	(NAME)	**050-07-0-003.00**
3948 W 187th Street		
(ADDRESS)	(ADDRESS)	
Torrance, CA 90504		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAS HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VERONICA VARGAS-BERGESEN AND BRIT BERGESEN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 228 on The Revised Plan of Section Four, Village by the Creek, of record in Plat Book 6250, Page 89, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to KAS Holdings, LLC, a Washington Limited Liability Company by Warranty Deed from Joseph D. Claybon, single of record in Instrument No. 20210723-0099364 Register's Office for Davidson County, Tennessee, dated July 21, 2021 and recorded on July 23, 2021.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 89, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6364, Page 91, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Water Mains of record in Book 6471, Page 152, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3709-3711 Village Trail, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27 DAY OF JULY, 2023.

Kas Holdings, LLC, a Washington Limited Liability Company

BY: _____
Kenneth D. Patton, III
Authorized Member

STATE OF WA
COUNTY OF KING

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH D. PATTON, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of KAS HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27 of July, 2023.

_____
Notary Public
My Commission Expires: 2/19/2027
(SEAL)

JENET D JANUTO
NOTARY PUBLIC
STATE OF WASHINGTON
License Number 183178
My Commission Expires 02/19/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 August 4, 2023 (date of document).

Affiant Signature

August 4, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 4th day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023