This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 1035120 DEEDWARR
08/07/2023 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230807-0060711

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $425,000.00

Sworn to and subscribed before me this 31ST day of July, 2023.

Affiant

Notary Public

FAITH NATALIE PETRAS
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
Krunal Patel, Trustee of KNK One Investments Trust dated June 21, 2023 15206 Bartons Run Trace Lebanon, TN 37090	New Owner	032-13-0-026.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Andre C. Surratt and Jenny Suratt, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Krunal Patel, Trustee of KNK One Investments Trust dated June 21, 2023** hereinafter called the Grantee, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Timbertrail, Section One, of record in Plat Book 5200, Page 205, 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 Andre C. Surratt and Jenny Suratt, husband and wife by Warranty deed from Richard J. Lakebrink, Jr., a single man of record in Instrument No. 20220426-0047921 Register's Office for Davidson County, Tennessee, dated April 14, 2022 and recorded on April 26, 2022.

This is improved property known as **4308 Winterbrook Road, Nashville, TN 37207.**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 31 day of July, 2023.

Andre C. Surratt

Jenny Surratt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Andre C. Surratt and Jenny Surratt, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of July, 2023.

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Notary Public
My commission expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/27/2027
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 7/31/23.

Affiant Signature – Joshua A. Terry

8/1/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/1/23.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 28, 2026
COUNTY OF WILLIAMSON