Karen Johnson Davidson County
Batch# 1039887 DEEDWARR
08/18/2023 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20230818-0064518

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2023 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
File No. AT-23-5161	

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Way Row, Hai Lee, and Toh Toh	SWBC	
(NAME)	(NAME)	
258 Willow Lane	9311 San Pedro #100	148-01-0-014.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TX 78216	
(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, I/we, **KP Capital 4 LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Way Row and Hai Lee, husband and wife, and Toh Toh, a married man**, HEREINAFTER CALLED THE GRANTEE, 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. 162 on the Plan of Hillbrook, Section 3 of record in Plat Book 3300, Page 84, 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 Maureen Hunkler by Warranty deed from Andres M. Rayo and wife, Exaltacion Rayo-Navarro of record in Instrument No. 20060630-0078590 Register's Office for Davidson County, Tennessee, dated June 28, 2006 and recorded on June 30, 2006.

Being the same property conveyed to Larry Cox by Substitute Trustee's deed from Mickel Law Firm, P.A., Substitute Trustee of record in Instrument No. 20220906-0099690 Register's Office for Davidson County, Tennessee, dated August 26, 2022 and recorded on September 06, 2022.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty deed from Larry Cox of record in Instrument No. 20220926-0106033 Register's Office for Davidson County, Tennessee, dated September 20, 2022 and recorded on September 26, 2022.

Being the same property conveyed to KP Capital 4 LLC, a Tennessee limited liability company by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20220929-0107628 Register's Office for Davidson County, Tennessee, dated September 20, 2022 and recorded on September 29, 2022.

This is property more commonly known as 258 Willow Lane, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 15th day of August, 2023.

KP Capital 4 LLC, a Tennessee Limited Liability Company

By: _____
Richard Peoples, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

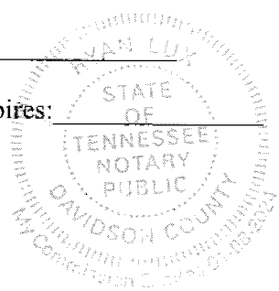
Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Richard Peoples, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Managing Member of KP Capital 4 LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Managing Member.

Witness my hand this 15th day of August, 2023.

_____
Notary Signature

Printed Name: _____

My commission expires: _____



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 15, 2023.

J. Carlton Drumwright

August 15, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 15, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY