Karen Johnson Davidson County
Batch# 1051417 DEEDWARR
09/19/2023 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $4,694.93
20230919-0073407

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,268,900.00.

Karen Howard
(Affiant)

Sworn to and subscribed before me this 18th day of September, 2023.

Notary Public

My commission expires: 10/17/23

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Marcya H. D. Bove, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Groundly Home Owner LLC (NAME)	**Groundly Home Owner LLC** (NAME)	**129-01-0-031.00**
1114 Avenue of the Americas (39th Floor) (ADDRESS)	**Same** (ADDRESS)	
New York, NY 10036 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **KES Properties LLC, a Tennessee Limited Liability Company,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Groundly Home Owner LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 754, as shown on the map entitled Plan of West Meade Farms Inc., Section VIII, of record in Book 2331, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KES Properties LLC, a Tennessee limited liability company, by deed from Michael H. Miller and wife, Cynthia Safdie, of record as Instrument No. 20220412-0042232, Register's Office for Davidson County, Tennessee.

For informational purposes only: This is improved property commonly known as 6556 Jocelyn Hollow Road, Nashville, TN 37205.

This Conveyance is subject to the following matters: (1) all taxes and assessments required to be paid in the year 2023 and subsequent years, which have been prorated and assumed by the Grantee; and (2) matters shown on the Plan of record in Book 2331, pages 14 and 15, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of September, 2023.

KES Properties LLC, a Tennessee Limited Liability Company

By: Marcya H D Bove

Marcya H. D. Bove, Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigend of the state and county mentioned, personally appeared Marcya H. D. Bove, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Representative of KES Properties, LLC the within named bargainor, a Limited Liability Company, and that such Marcya H. D. Bove as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as such Authorized Representative.

Witness my hand and seal, at office in Franklin, TN this 15th day of September, 2023.

Lesley Smith
Notary Signature

Printed Name: Lesley Smith

My commission expires: 01/26/2025

LESLEY SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, William T. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

W. T. A
Signature

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, William T. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J. L. Hall
Notary's Signature

My commission expires: 10/17/23
Notary's Seal

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY