WARRANTY DEED

DM-APR-23-0 EWING

S. CHAPEL DRUMMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-3-25
(AFFIX SEAL)

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)
K & G Rentals, LLC	Same as new owner	
(NAME)	(NAME)	**060 02 0 178.00** **060 02 0 255.00**
4401 Scenic Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **KIMBERLY S. TUCKER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **K & G RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Reserved Tracts "A" and "B" as shown on the plan Parkwood Estates, Section 1, of record in Book 2900, page 119, Register's Office for said County, to which plan reference is here made for a more particular and complete description.

Being the same property conveyed to Kimberly S. Tucker, by Quitclaim Deed from Jon L. Norris d/b/a JLN Management, of record in Book 11233, Page 167, in the Register's Office of Davidson County, Tennessee, dated October 16, 1998 and recorded on December 03, 1993.

Being the same property conveyed to Jon L. Norris d/b/a JLN Management, by Quitclaim Deed from Charles A. Wheeler, Jr., Trustee, of record in Book 10765, Page 434, in the Register's Office of Davidson County, Tennessee, dated January 21, 1998 and recorded on January 22, 1998.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Parkwood Estates, as recorded in Plat Book 2900, Page(s) 119 .
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2705, Page 107 and Book 3136, Page 52.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6910, Page 559.
- Easement for the flow of the waters of Ewing creek, and the rights of the public therein.
- Rights of upper and lower riparian owners to the flow of the waters of the Ewing creek, free from diminution or pollution.
- Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Ewing creek.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **Ewing Drive- 2 Res Lots, 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.

Karen Johnson Davidson County
Batch# 1065638 **DEEDWARR**
10/27/2023 10:46:04 AM 2 pgs
Fees: $13.00 Taxes: $185.00

20231027-0084171

Witness my/our hand(s) this the 20th DAY OF OCTOBER, 2023.

Kimberly S. Tucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY S. TUCKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of October, 2023.

Notary Public
My Commission Expires: 1-4-27
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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