Karen Johnson Davidson County
Batch# 1077963 DEEDWARR
12/04/2023 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $12,580.00
20231204-0093286

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,400,000.00

K. Keith Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2023

Susan C Becker
Notary Public

MY COMMISSION EXPIRES: 8/19/2027

(AFFIX SEAL)

SUSAN C. BECKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KKJ Enterprises, LLC	New Owner	15512028700
(NAME)	(NAME)	
1435 Stewarts Ferry Pike		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, WE,

LA CAPANNA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KKJ ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, 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. 3 as shown on the Map entitled the Plan of Revision One, Shoppes on the Harpeth, of record in Instrument No. 20070807-0093922, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to LA CAPANNA, LLC, a Tennessee Limited Liability Company by Deed dated August 23, 2017 from Appalachian Land & Leasing Company, LLC, a Florida limited liability company, recorded August 24, 2017, in Instrument Number 20170824-0087289, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 8100 Tennessee Hwy 100, Nashville, TN 37221

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(s) this 30th day of November, 2023

LA CAPANNA, LLC, a Tennessee Limited Liability Company

By: R. Keith Ferrari

R. Keith Ferrari, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

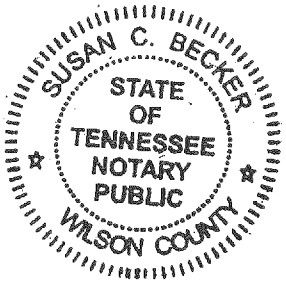
Before me, a Notary Public, of the state and county mentioned, personally appeared R. Keith Ferrari, Managing Member of LA CAPANNA, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of LA CAPANNA, LLC, the within named bargainor, a Limited Liability Company, and that such R. Keith Ferrari, Managing Member of LA CAPANNA, LLC as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, this 30th day of November, 2023

Susan C Becker

Notary Signature

My commission expires: 8/19/2025



LT&E File #20635

I, J. Trent Lehman, 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 11/30/23 (date of document).

Affiant Signature

11/30/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/25

Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY