Karen Johnson Davidson County
Batch# 1078876 DEEDWARR
12/06/2023 08:07:30 AM 4 pgs
Fees: $23.00 Taxes: $1,526.25
20231206-0094137

Name and Address of New Owner:
Kentucky Farm Boys, LLC
301 Demonbreun Street Unit 812
Nashville, TN 37201

Send Tax Bills To:
Kentucky Farm Boys, LLC
202 McNutt Road
Mayfield, KY 42066

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 093 06 0A 086.00

WARRANTY DEED

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, **That's ARAP Investments, LLC, a Kentucky Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kentucky Farm Boys, LLC, a Kentucky Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 812 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record in Instrument No 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, amended at Instrument No. 20111104-0086473 and in Instrument No. 20111215-0097929, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to That's ARAP Investments, LLC, their heirs and assigns by Deed dated August 26, 2021 from Charles K. Jackson and Timothy E. Brown, as joint tenants with rights of survivorship, recorded August 30, 2021, in Instrument Number 20210830-0116597, in the Official Records of Davidson County, Tennessee.

This Conveyance is Made Subject To: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 301 Demonbreun Street #812, Nashville, TN 37201

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 29 day of November, 2023.

That's ARAP Investments, LLC, a Kentucky Limited Liability Company

By: _____ (SEAL)
Kenneth Harris, Sole-Member

STATE OF Florida
COUNTY OF Osceola

Before me, the undersigned, a Notary Public, of the state and county mentioned, personally appeared Kenneth Harris, Sole-Member of That's ARAP Investments, 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 Sole-Member of That's ARAP Investments, the within named bargainor, a Limited Liability Company, and that such Kenneth Harris, Sole-Member of That's ARAP Investments as such Sole-Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole-Member.

Witness my hand and seal, this 29th day of November, 2023.

_____
Notary Signature/ CREISSON M. SONI

My commission expires: 11/26/2027

(SEAL)

CREISSON M. SONI
MY COMMISSION # HH 459218
EXPIRES: November 26, 2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $412,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

KEVIN D. LILLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Lilley

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

I, Korla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 11.29.2023 (date of document).

Affiant Signature

11.29.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 29th day of November, 2023.

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25