23-4773

Return to:
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt. Juliet, TN 37122

FOR OFFICIAL USE

Karen Johnson Davidson County
Batch # 1080536 DEEDWARR
12/11/2023 12:49:16 PM 3 pgs
Fees: $18.00 Taxes: $814.00

20231211-0095380

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **220,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **12/05/2023**

Notary Public

MY COMMISSION EXPIRES: 1/28/26
(AFFIX SEAL)

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE LLC
ESTABLISHED 2004

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #23-4773

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
K5 Capital LLC, a Tennessee Limited Liability Company	K5 Capital LLC	**071-16-0-071**
800 Crockett Street Nashville, TN 37207	1309 Jones Ave Nashville, TN 37207	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Alethea Johnson, Administrator of the Estate of Joel R. Hamilton, Sr.,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **K5 Capital LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the westerly 100 feet of Lot No. 4 on Williams and Hays Company's West Bellview Plan, as of record in Book 332, Page 51, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said Lot fronts 100 feet on the southerly side of Crockett Street and extends back southerly between lines and with the easterly margin of Rosedale Avenue 115 feet to a dead line on which it measures 100 feet.
Joel R. Hamilton, Sr. by Deed dated March 8, 1999 from Rico J. Hamilton, Sr. and wife, Linda S. Hamilton, recorded March 9, 1999, in Book 11376, Page 260-261, in the Official Records of Davidson County, Tennessee.

*Joel Hamilton, Sr. having since passed on September 19, 2023

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **800 Crockett Street, Nashville, TN 37207**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **5th** day of **December, 2023**.

The Estate of Joel R. Hamilton, Sr.

Alethea Johnson Administrator
Alethea Johnson, Administrator

Alethea Johnson
Alethea Johnson, Heir of Joel R. Hamilton, Sr.

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Alethea Johnson**, whom I am personally acquainted and who upon her oath acknowledged herself to be the **Administrator** and she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the **Estate of Joel R. Hamilton, Sr.**

Witness my hand and official seal on this the **5th** day of **December, 2023**.

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1/28/26

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Alethea Johnson** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **5th** day of **December, 2023**.

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1/28/26

IN WITNESS WHEREOF, this instrument has been executed on this the **5th** day of **December, 2023**.

Joel R. Hamilton Jr. Heir of Joel R. Hamilton Sr.
Joel R. Hamilton, Jr., Heir of Joel R. Hamilton, Sr.

STATE OF **TENNESSEE**
COUNTY OF ~~WILSON~~ DAVIDSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Joel R. Hamilton Jr.,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **5th** day of **December, 2023**.

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1/28/26

IN WITNESS WHEREOF, this instrument has been executed on this the 5th day of **December, 2023**.

Tawana Driver, Heir of Joel R. Hamilton, Sr.

STATE OF
COUNTY OF

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Tawana Driver,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 5th day of **December, 2023**.

NOTARY PUBLIC
My Commission Expires:

