WARRANTY DEED

Karen Johnson
Batch # 1100686
02/13/2024 02:47:26 PM
Fees: $13.00 Taxes: $4,384.50

Davidson County
DEEDWARR
2 pgs

20240213-0010102

BS-KAS-23-517-X

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-09-2024

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)
JLM Reverse 66, LLC	**New Owner**	
(NAME) **PO Box 1805**	(NAME)	**076-01-0-014.00** **075-04-0-175.00** **076-01-0-012.00** **075-04-0-177.00**
(ADDRESS) **Bellvue, WA 98034**	(ADDRESS)	
(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, **KAS HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JLM REVERSE 66, LLC, A CALIFORNIA 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 Lot Nos. 13, 15, 23 and 25, on the Plan of Section One, Sunset Park, of record in Plat Book 4300, Page 185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the same property conveyed to KAS Holdings, LLC, a Washington Limited Liability Company, by Warranty Deed from Ronald D. Werner and wife, Gina L. Werner, of record in Instrument No. 20210930-0131868 Register's Office for Davidson County, Tennessee, dated September 23, 2021 and recorded on September 30, 2021. As to Lots 13, 23 and 25.

Being the same property conveyed to KAS Holdings, LLC, a Washington Limited Liability Company, by Warranty Deed from Ronald D. Werner and Gina L. Werner of record in Instrument No. 20211001-0132532 Register's Office for Davidson County, Tennessee, dated September 30, 2021 and recorded on October 01, 2021. As to Lot 15.

This conveyance is subject to:
- Taxes for the year 2024
- Subject to all matters shown on the Plan of record in Plat Book 4300, Page 185, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4639, Page 264, and Amended in Book 4663, Page 21, in the Register's Office for Davidson County, Tennessee
- Easement as described in that deed of record in Book 9895, Page 228, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **517 AB Raleigh Drive, Hermitage, Tennessee 37076**.

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.

Witness my/our hand(s) this the 9th DAY OF JANUARY, 2024.

KAS Holdings, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of KAS HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of January, 2024.

_____
Notary Public
My Commission Expires: 3-3-2025
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/03/2025
DAVIDSON COUNTY

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