WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LAUREN REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE CLIFFORD COUNTY MY COMMISSION EXPIRES 3-20-2025

LR-KH-24-635-2

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)
TBKID, LLC	**Same as New Owner**	
(NAME) **105 Westpark Drive, STE 190**	(NAME)	**090-12-0-190.00**
(ADDRESS) **Brentwood, TN 37027**	(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, **WYATT CHITTENDEN, SINGLE, AND AUSTIN ECKERT, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TBKID, 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 Lot No. 153 on the Plan of Charlotte Park, Section II, as of record in Book 2663, Page (s) 22 and 23, Register's Office for said County, to which Plat reference is hereby given for a more particular description of said property.

Being the same property conveyed to Isaac P. Connor and Cleddie J. Connor, Trustees, and their successors in a Revocable Living Trust for the benefit of Isaac P. Connor and Cleddie J. Connor, under the terms of The Isaac P. Connor and Cleddie J. Connor Revocable Living Trust, Dated May 18, 2020 by Quit Claim Deed from Isaac P. Connor and Cleddie J. Connor of record in Instrument No. 20200527-0054369 Register's Office for Davidson County, Tennessee, dated May 18, 2020 and recorded on May 27, 2020.

Being the same property conveyed to TBKID, LLC from Isaac P. Connor and Cleddie J. Connor, Trustees, and their successors in a Revocable Living Trust for the benefit of Isaac P. Connor and Cleddie J. Connor, under the terms of The Isaac P. Connor and Cleddie J. Connor Revocable Living Trust, Dated May 18, 2020 by Warranty Deed of Record in Instrument No:_____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page (s) 22 and 23, 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: **635 Westboro Drive, Nashville, Tennessee 37209**.

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
Batch # 1118227
04/03/2024 11:04:42 AM
Fees: $18.00 Taxes: $1,332.00
20240403-0023401

Davidson County
DEEDWARR
3 pgs

BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR BY DEED OF RECORD IN INSTRUMENT NUMBER 20240318-0018544, SAID R.O.

Witness my/our hand(s) this the 12th DAY OF MARCH, 2024.

Wyatt Chittenden

Austin Eckert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WYATT CHITTENDEN, 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 12th of March, 2024.

Notary Public
My Commission Expires: 06.29.27
(SEAL)

HELEN F MACKEY
TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 06-29-27
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUSTIN ECKERT, 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 12th of March, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

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

Witness my/our hand(s) this the 12th DAY OF MARCH, 2024.

Wyatt Chittenden

Austin Eckert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WYATT CHITTENDEN, 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 12th of March, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUSTIN ECKERT, 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 12th of March, 2024.

Notary Public
My Commission Expires:
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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