Karen Johnson Davidson County
Batch# 1118244 DEEDWARR
04/03/2024 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $699.30
20240403-0023421

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $189,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 03/27/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 3/2/25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 260
Brentwood, TN 37027
file # 2024-10038-NASH

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Fibi Youssef	**CMG Mortgage Inc. dba CMG Home Loans**	136-03-0A-008.00-CO
4000 Anderson Road	3160 Crow Canyon Rd, Suite 400	
Nashville, TN 37217	San Ramon, CA 94583	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

K & B Property Investors, LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fibi Youssef, a married woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain Condominium Apartment in Davidson County, Tennessee, being Townhouse No. 8, Building No. 2, in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase I, as of record in Book 4460, Page 79, and Revised in Book 4460, Page 88, Register's Office for Davidson County, to which reference is here made.

Being a portion of the same property conveyed to Kyle Jarrett and Brittney Jarrett, husband and wife by Warranty deed from Terry Cornelius and wife, Saundra K. Cornelius of record in Instrument No. 20170703-0066929 Register's Office for Davidson County, Tennessee, dated June 29, 2017 and recorded on July 03, 2017.

Being a portion of the same property conveyed to K and B Property Investors, LLC by Quitclaim deed from Kyle Jarrett and Brittney Jarrett, husband and wife of record in Instrument No. 20181220-0123868 Register's Office for Davidson County, Tennessee, dated December 10, 2018 and recorded on December 20, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4000 Anderson Road Apt 8 Nashville, TN 37217

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein

Witness my hand on March 27, 2024

K & B Property Investors, LLC, a Limited Liability Company

By: _____
Kyle Jarrett

By: _____
Brittney Jarrett

STATE OF TENNESSEE

COUNTY OF~~DAVIDSON~~ Wilson

Personally appeared before me, a Notary Public of said County and State, K & B Property Investors, LLC, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 27, 2024.

_____
Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 2024-10038-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do 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 March 27, 2024.

J. Carlton Drumwright

March 27, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 27, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY