WARRANTY DEED

Karen Johnson Davidson County
Batch# 1119515 DEEDWARR
04/05/2024 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20240405-0024126

38047

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $412,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/05/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC
278 Franklin Road 160
Brentwood, TN 37027
file # 2024-3192

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
804 Knox LLC	**804 Knox, LLC**	118-01-0B-013.00-CO
804A Knox Avenue	1716 Warfield Drive	
Nashville, TN 37204	Nashville, TN 37215	

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,

Melanie's Real Estate & Trust Account, LLC, a Utah Limited Liability Company

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

804 Knox, LLC, a Wyoming Limited Liability Company

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:

Land in Davidson County, Tennessee, being Unit No. 7A, together with the appurtenant interest in the common elements of Kirkwood Glen, a horizontal property regime with private elements established by Declaration in Instrument No. 20050923-0114370, as amended in Instrument No. 20051014-0124168, and Instrument No. 20110316-0020783 as corrected by Affidavit of record in Instrument No. 20110701-0050785, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the amended Declaration in Instrument No. 20051014-0124168, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melanie's Real Estate & Trust Account, LLC, a Utah Limited Liability Company by Warranty Deed from Matt Workman, unmarried and Morgan Workman, married, joint tenants with right of survivorship of record in Instrument No. 20230201-0007417 Register's Office for Davidson County, Tennessee, dated January 31, 2023 and recorded on February 01, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

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 hand on April 3rd, 2024.

GRANTOR:

Melanie's Real Estate & Trust Account, LLC

a Utah Limited Liability Company

By: _____

STATE OF Utah

COUNTY OF Summit

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Melanie Farrell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Sole Member of Melanies Real Estate & Trust Account, LLC, a Utah limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, this 3rd day of April, 2024.

_____

Notary Public

My Commission Expires: 9/11/25

File #: 2024-3192

CONNIE L HOLMES
Notary Public - State of Utah
Comm. No. 719501
My Commission Expires on
Sep 11, 2025

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/3/24 (date of document).

Affiant Signature

4/3/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of April, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

