Karen Johnson Davidson County
Batch# 1124393 DEEDWARR
04/18/2024 11:06:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20240418-0027766

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

LR-MCL-23-199

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

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)
Feed to Empower, Inc	New Owner	
(NAME)	(NAME)	**034-13-0-070.00**
P.O. Box 70328		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **KAKE TRUCKING, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FEED TO EMPOWER, INC, A GEORGIA CORPORATION**, 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. 25 of Block A on the Plan of East Lawn, of Record in Book 547, Pages 153 and 154, Register's Office for Davison County, Tennessee.

Said Lot No. 25 Fronts 50 Feet on the Northerly Margin of Welworth Street and Extends back between Parallel Lines, 120 Feet to a Dead Line.

Being a portion of the same property conveyed to Kake Trucking, LLC, a Mississippi Limited Liability company by Warranty Deed from Lauree Anne Keith Dorris, Jeremy Robert Keith, Jeffrey Daniel Keith, Jennie Lynne Keith, and Robert Daniel Keith, Jr., dated November 28, 2022 and recorded December 6, 2022 in Instrument No. 20221206-0127254, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Kake Trucking, LLC by Quit Claim Deed from Kake Trucking, LLC, dated April 25, 2023 and recorded May 25, 2023 in Instrument No. 20230525-0039571, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page(s) 153 and 154, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3805, Page 772 amended in Book 3928, page 954, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4007, Page 547, in the Register's Office for Davidson County, Tennessee.
- Property Modifications of record in Instrument Number 20080416-0038298, in the Register's Office for Davidson County, Tennessee.
- A Deed of Trust by Kake Trucking, LLC, a Mississippi Limited Liability Company, and Armika Berkley and Raphael A. Berkley, trustor, to Jonathan Vinson, trustee, for the benefit of F&M Bank, beneficiary, to secure a note in the original amount of $ 235,000.00 secured thereby, dated April 5, 2023, and recorded on April 10, 2023, of record as Instrument Number 20230410-0025527, Register's Office for Davidson County, Tennessee.

Assignment of Leases and Rents recorded on April 10, 2023 of record in Instrument Number 20230410-0025542, 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: **199 Welworth Street, Madison, Tennessee 37115-2423**.

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 16th DAY OF APRIL, 2024.

Kake Trucking, LLC

BY: _____
Raphael Berkley
Authorized Member

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAPHAEL BERKLEY, 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 MEMBER of KAKE TRUCKING, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of April, 2024.

_____
Notary Public
My Commission Expires: 11/13/2027
(SEAL)



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

I, John Gleaves, 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 April 16, 2024 (date of document).

Affiant Signature

Date: April 16, 2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6-8-27

