WARRANTY DEED

Karen Johnson Davidson County
Batch# 1125272 DEEDWARR
04/19/2024 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20240419-0028331

Y-5PR-24-2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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)
Kathryn B. Kerbyson and Kyler B. Kerbyson	New Owner	
(NAME)	(NAME)	**081-06-0-379-00**
2001 23rd Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208-1366		
(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, **2B INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHRYN B. KERBYSON AND KYLER B. KERBYSON, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 the south part of Lot No. 40 and the south part of the East part of Lot No. 39 on the Plan of the Subdivision of Lot No. 16 of the Nichol property, as of record in Plan Book 2, Page 49, Chancery Court and described according to a survey made by Wm. Collier Parrish, Associates, dated July 18, 1963, as follows:

Said part of lots adjoin and front together 91.5 feet on the north side of Seifried Street, and runs back between parallel lines, along the west margin of 23rd Avenue North, 80 feet more or less to a dead line.

Being the same property conveyed to 2BInvestments, LLC by Warranty deed from Ojarettia D. Owens, Nathaniel Sawyers, Leroy Sawyers, Michael Ray Sawyers of record in Instrument No. 201711116-0117667 Register's Office for Davidson County, Tennessee, dated November15, 2017 and recorded on November 16, 2017.

Being the same property conveyed to Carl Wittenberg, a married man by Quitclaim deed from 2B Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181023-0105029 Register's Office for Davidson County, Tennessee, dated October 18, 2018 and recorded on October 23, 2018.

Being the same property conveyed to 2B Investments, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Carl Wittenberg, a married man of record in Instrument No. 20181115-0112767 Register's Office for Davidson County, Tennessee, dated October 30, 2018 and recorded on November 15, 2018.

Being a portion of the same property conveyed to Carl Wittenberg, unmarried by Quitclaim Deed from 2B Investments, LLC, a Tennessee Limited Liability Company dated May 19, 2021 and recorded May 20, 2021 in Instrument No. 20210520-0068317, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to 2B Investments, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Carl Wittenberg, unmarried, dated September 9, 2021 and recorded September 15, 2021 in Instrument No. 20210915-0124137, Register's Office of 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 2, Page 49, Chancery Court for Davidson County, Tennessee.
- Easement for dedication of right-of-way and temporary construction in Instrument No. 20220713-0080624, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2001 23rd Avenue North, Nashville, Tennessee 37208-1366**.

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 17th DAY OF APRIL, 2024.

2B Investments, LLC

BY: _____
Carl Wittenberg
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL WITTENBERG, 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 SOLE MEMBER of 2B INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of April, 2024.

_____
Notary Public
My Commission Expires
(SEAL)

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

Certificate of Authenticity

I, Joshua A. Terry, 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 4/17/24.

Affiant Signature – Joshua A. Terry

4/18/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/18/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27