WARRANTY DEED

Karen Johnson Davidson County
Batch# 1150761 DEEDWARR
06/25/2024 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20240625-0047442

File No. DH-24-6842

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Braelie Kempney and Kailah Kempney	Braelie Kempney and Kailah Kempney	
(NAME) 4405 Kentucky Avenue, 202	(NAME) 14 Carr Rd	091-08-0R-020.00-CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) Saratoga Springs, NY 12866	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Urban Capital, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Braelie Kempney, unmarried, and Kailah Kempney, unmarried, as tenants in common with rights of survivorship**, HEREINAFTER CALLED THE GRANTEE, 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 B202, Building 4405 Kentucky Ave, of The Lofts on 44th Avenue Condominiums, as established by Declaration of Covenants, Conditions and Restrictions for The Lofts on 44th Avenue Condominiums of record as Instrument Number 20200609-0058941, as amended in Instrument Number 2021 1122-0154934 and Instrument Number 20230829-0067695, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Ashland Rentals, LLC, a Tennessee limited liability company by Warranty Deed from Regal Homes Co., a Tennessee corporation of record in Instrument No. 20210826-0115197, Register's Office for Davidson County, Tennessee, dated August 12, 2021 and recorded on August 26, 2021.

Being a portion of the same property conveyed to Urban Capital, LLC, a Tennessee limited liability company by Quitclaim Deed from Ashland Rentals, LLC, a Tennessee limited liability company of record in Instrument No. 20240126-0005592 Register's Office for Davidson County, Tennessee, dated January 26, 2024 and recorded on January 26, 2024.

This is property more commonly known as 4405 Kentucky Avenue, 202, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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 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 GRANTEES, 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 this 21st day of June, 2024.

Urban Capital, LLC, a Tennessee Limited Liability Company

By: _____
Joshua Hunter, authorized agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Joshua Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized agent of Urban Capital, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Joshua Hunter as such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as authorized agent.

Witness my hand and seal, at office in Nashville, TN, this ~~27th~~ 21st day of ~~May~~ June, 2024.

_____
Notary Signature

My commission expires:_____

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **June 21, 2024**.

Date

D Hardwick

Affiant Signature

June 24, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24th** day of **June**, 20**24**.

Notary's Signature

My Commission Expires: 7/12/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026