Karen Johnson Davidson County
Batch# 1154406 DEEDWARR
07/08/2024 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20240708-0050750

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547757**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,700,000.00. Mackenzie Pickett Affiant Subscribed and sworn to before me, this 26th day of June, 2024. Kelly Slagle Notary Public My Commission Expires: 3/8/28

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

WARRANTY DEED

Address New Owner: Thomas Straub and Vanessa M. Williams 821 Dewees Avenue Nashville TN 37204	Send Tax Bills To: ~~New Owner~~ Old National Bank 106 Washington Ave Athens, TN 37303	Tax Information: Tax Parcel ID No. 118-02-0-078.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **KP2, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Straub, an unmarried man, and Vanessa M. Williams, an unmarried woman** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 69, as shown on the map entitled Map of Kirkwood Heights, The W. T. Berry Estate Section No. 5, of record in Plat Book 1130, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KP2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from RYAN CARR, of record in Instrument No. 20201214-0146784, dated December 10, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 118-02-0-078.00.

Matters shown on the Plan of record in Plat Book 1130, page 22, said Register's Office.

This is improved property located at 821 Dewees Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of June, 2024.

KP2, LLC

By: Elliot J. Parry, Authorized Member

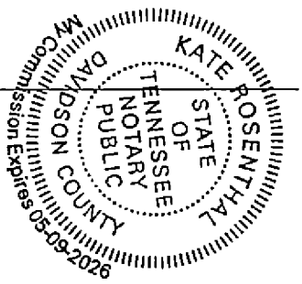
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Elliot J. Parry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized member (or other officer authorized to execute the instrument) of KP2, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 26th day of June, 2024.

Notary Public

My Commission Expires:



Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6/26/24 (date of document).

Affiant Signature

7/5/24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 5 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY