Name and Address of New Owner:
Lynndottoues Mullins
313 Rural Hill Ct
Nashville TN 37217
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1160897 DEEDWARR
07/23/2024 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20240723-0055261

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 050-10-0-121.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **KAS Holdings LLC, a Washington Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lynndottoues Mullins,** "the Grantee," the following described real estate in Davidson County, Tennessee:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot 28 on the Plan of Revised Section Two, Village by the Creek, as of record in Plat Book 5200, Page 784, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 35.00 feet on the Southwesterly margin of Old Trail Court and extends back 98.26 feet on the Easterly line and 115.96 feet on the Northerly line and 95.02 feet on the Westerly line to a dead line in the rear, measuring 156.09 feet thereon.

Being the same property conveyed to KAS Holdings LLC, a Washington Limited Liability Company, by Warranty Deed from Joseph D. Claybon, single, of record in Instrument No. 20210723-0099344 Register's Office for Davidson County, Tennessee, dated July 20, 2021 and recorded on July 23, 2021.

Being improved property known as 104 Old Trail Court, Nashville, Tennessee, 37207.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15TH day of July, 2024.

KAS HOLDINGS, LLC, a Washington Limited Liability Company

By: Kenneth D. Patton, JJJ
Kenny Patton, Authorized Member

State of Texas
County of Ellis

Before me, Abi Gutierrez of the state and county mentioned, personally appeared Kenny Patton, Authorized Member 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 the Authorized Member of KAS HOLDINGS, LLC, the within named bargainor, a Limited Liability Company, and that as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand, at office, this 15TH day of July, 2024.

Electronically signed and notarized online using the Proof platform.

Abi Gutierrez
Notary's Signature
My commission expires: 01/26/2025

NOTARY PUBLIC * STATE OF TEXAS *
Abi Gutierrez
ID NUMBER
13288822-2
COMMISSION EXPIRES
January 26, 2025

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Montgomery)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 19 day of July, 2024.

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My commission expires: 10/16/24
File No. GNT-24-3419

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 7/15/24.

Affiant Signature – Joshua A. Terry

7/19/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/19/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27