THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1174806 DEEDWARR 08/27/2024 12:28:30 PM 3 pgs Fees: $18.00 Taxes: $284.90 20240827-0065858	STATE OF TENNESSEE) COUNTY OF ~~RUTHERFORD~~ Montgomery) The actual consideration or value, whichever is greater, for this transfer is: $77,000.00 Heather Koste Affiant Subscribed and sworn to before me, this 27th day of August 2024. Notary Public My Commission Expires: 7/23/28 TORI MARTIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

WARRANTY DEED

Address New Owner: Leon Luke 1102 Renee Drive Christiana, TN 37037	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 034-13-0-422-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAKE TRUCKING, LLC A MISSISSIPPI LIMITED LIABILITY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LEON LUKE, A SINGLE MAN** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot 26, Block A on the Plan of EAST LAWN as of record in Plat Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee.

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

Being a portion of the same property conveyed to Kake Trucking, LLC, a Mississippi Limited Liability Company, by General Warranty Deed from Lauree Anne Keith Dorris, Jeremy Robert Keith, Jeffrey Daniel Keith, Jennie Lynne Keith and Robert Daniel Keith, Jr., of record in Instrument No. 20221206-0127254, in the Register's Office of Davidson County, Tennessee, dated November 28, 2022 and recorded on December 06, 2022.

Being the same property conveyed to Robert D. Keith, by Quitclaim Deed from Dorothy I. Keith, of record in Instrument No. 20060331-0036573, in the Register's Office of Davidson County, Tennessee, dated December 22, 2003 and recorded on March 31, 2006. The said Robert D. Keith died on April 06, 2021 devising subject property to Lauree Anne Keith Dorris, Jeremy Robert Keith, Jeffrey Daniel Keith, Jennie Lynne Keith, Robert Daniel Keith Jr. Also see Affidavit of Heirships recorded in Instrument No. 20220929-0107583 and 20220929-0107584, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Logan Keith, Jr and wife, Dorothy I. Keith, by Special Warranty Deed from Richard B. Omohundro, of record in Book 6181, Page 126, in the Register's Office of Davidson County, Tennessee, dated November 17, 1983 and recorded on November 23, 1983. The said Logan Kieth died on June 14, 1999 leaving Dorothy I. Keith as the surviving tenants by the entirety.

Being a portion of the same property conveyed to Richard B. Omohundro, by Warranty Deed from Henry Melvin Chambliss and wife, Thelma May Chambliss, of record in Book 3909, Page 841, in the Register's Office of Davidson County, Tennessee, dated July 03, 1965 and recorded on

July 08, 1965. See Final Decree confirming sale recorded in Book 5114, Page 128, recorded in the Chancery court, Part I, at Nashville Tennessee.

This is unimproved property commonly known as: 201 Welworth Street Nashville, TN 37115

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 26 day of Aug, 2024.

KAKE TRUCKING, LLC

Raphael Berkley, Authorized Representative

STATE OF California)
)
COUNTY OF Contra Costa)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Raphael Berkley**, 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 Representative of KAKE TRUCKING, LLC, the within named bargainer, a Mississippi limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 26th day of August, 2024.

AMITA P. BHANDARI
Notary Public - California
Contra Costa County
Commission # 2477015
My Comm. Expires Dec 20, 2027

Notary Public
My Commission Expires: Dec 20, 2027

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **August 26, 2024** .

Affiant Signature

08/27/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **August 27, 2024** .

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

