WARRANTY DEED

Karen Johnson
Batch # 1176439
09/03/2024 02:46:09 PM
Fees: $13.00 Taxes: $1,461.50
20240903-0067763

Davidson County
DEEDWARR
2 pgs

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF AUGUST, 2024

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Nathan Kemp	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
1016 Clemmons St.	124 12th Ave S. #400	11909017100
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37203	
(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, **TN INVESTMENT GROUP LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathan Kemp, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 4 on the Map of N. D. Overall's Subdivision, as of record in Book 421, Page 57, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to TN Investment Group, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated February 29, 2024, and being of record at Instrument No. 20240304-0014867 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Music City Financial, LLC, a Texas Limited Liabilty Company, by virtue of that certain Warranty Deed dated February 29, 2024, and being of record at Instrument No. 20240304-0014866 in the Register's Office of Davidson County, Tennessee

Being the same property previously conveyed to Gwendolyn Watkins Conners by virtue of Last Will and Testament of James H. Conners admitted for probate in the Probate Court of Davidson County, Tennessee at Docket No. 02P1618.

Being the same property previously conveyed to James H. Conners and wife, Mary Lee Conners, by virtue of that certain Deed dated February 28, 1972, and being of record at Book 4580, Page 267 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1016 Clemmons St. Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #:_____

Witness my hand this 29th day of August, 2024.

TN INVESTMENT GROUP LLC, a Tennessee Limited Liability Company

By: Robert Fletcher, Member

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Robert Fletcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of TN INVESTMENT GROUP LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as a Member.

WITNESS my hand and official seal at office this 29th day of August, 2024.

Notary Public
My Commission Expires: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD