Return to: 24-4917
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson
Batch # 1180854
09/12/2024 10:24:15 AM
Fees: $13.00 Taxes: $1,220.63

Davidson County
DEEDWARR
2 pgs

20240912-0070366

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: 10-26-25

STATE OF TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Bailey Warren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF September, 2024.

Tonya Thomas
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:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Edrada	Castle & Cooke Mortgage, LLC	
(NAME)	(NAME)	06004004900
3117 Hillside Rd.	13751 South Wadsworth Park Dr. St 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Draper, UT 84020	
(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, **KHD INVESTMENT GROUP LLC, a Delaware Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Daniel Edrada**, a single 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:

Being part of Tract No. 2 on the Plan of the Real Estate of William Phillips, deceased, as of record in Book 57, Page 21, Register's Office for said county, and also known as Tract "C" on a survey of part of the George Olinger Tract prepared by Joseph A. Daugherty, Surveyor, on September 19, 1957, and described according thereto as follows:

Beginning at a utility power pole on the Easterly side of Hillside Road at the Northwest corner of Tract "B" conveyed to Charles W. Marshall and wife, by George Olinger and wife, of record in Book 2488, Page 341, said Register's Office; thence with the Northern boundary line of said Marshall property, South 87 deg. East 157.6 feet to an iron pin in the Western boundary line of the Brintley (00503798.1) Property; thence with same, North 3 deg. East 61.4 feet to the Southeast corner of Tract "D" of said Olinger property; thence with same, North 85 deg. 54' West 157.6 feet to an iron pin on the Easterly side of said Hillside Road; thence with same, South 3 deg. West 64.4 feet to the beginning.

Being the same property conveyed to KHD Investment Group, LLC, by virtue of that certain Quit Claim Deed dated December 12, 2019, and being of record at Instrument No. 20200108-0002746 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 3117 Hillside Rd. Nashville, TN 37207
(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.

Witness my hand this 10th day of September, 2024.

KHD Investment Group, LLC

By: Memorie White, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Memorie White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Agent of **KHD Investment Group, LLC,**, and that she as such Authorized Agent , executed the foregoing instrument for the purpose therein contained, by personally signing the name of **KHD Investment Group, LLC,** in her capacity as Authorized Agent .

WITNESS my hand and official seal at office this 10th day of September, 2024.

Notary Public

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY