This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $1,200,000.00.

Amanda Allen
Affiant

Subscribed and sworn before me this the 9th day of August, 2024.

Carmen Coats
Notary Public
My commission expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ian Daniel Bratton	LEGACY ~~SOUTH~~ HOME LOANS, LLC	071-15-0 574.00
1121 A Lischey Ave.	1036 STEARMAN DR. STE 6	
Nashville, TN 37207	WHITE HOUSE, TN 37188	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RK SQUARED, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to IAN DANIEL BRATTON AND MARY KATHERINE BRATTON, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 18 on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more particular description.

Being part of the same property conveyed to RK Squared, LLC, by Warranty Deed dated 10/11/2022, from Domonique Q. Grant, unmarried, of record in Instrument No. 20221017-0113392, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1121 A Lischey Ave., Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson
Batch # 1182237
09/16/2024 03:17:21 PM
Fees: $13.00 Taxes: $4,440.00

Davidson County
DEEDWARR
2 pgs

20240916-0071447

Witness my hand this the 9th day of August, 2024.

RK Squared, LLC

BY: _____
Thomas Vernon Keesee, Jr, Member

BY: _____
Michael Kosch, Member

BY: _____
Kristen Kosch, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas Vernon Keesee, Jr, Michael Kosch, and Kristen Kosch, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the members of the within named bargainor, a LLC, and that they, as such members, executed the foregoing instrument for the purposes therein contained by signing the name of the RK Squared, LLC by the said Thomas Vernon Keesee, Jr, Michael Kosch, and Kristen Kosch as such members.

Witness my hand and official seal this 9th day of August, 2024.

My commission expires:

9-7-26

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY