Karen Johnson Davidson County
Batch# 1186669 DEEDWARRSP
09/26/2024 10:43:30 AM 4 pgs
Fees: $23.00 Taxes: $2,960.00
20240926-0074677

Prepared by:

Kimbra Spann, Attorney
Legal Spann Law
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $800,000.00

Affiant

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 26th day of September 2024.

Notary Public
My Commission Expires: 10/20/2026

Address of New Owner:	Send Tax Bills to:	Tax Information:
107 Kingston St., LLC	New Owner	071-03-0-109
6700 Tower Circle, Ste 330		
Franklin, TN 37067		

SPECIAL WARRANTY DEED

For and in 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,

Alain Christopher Keenan

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

107 Kingston Street LLC, a Tennessee limited liability company

hereinafter called the GRANTEE, their heirs and assigns, the following tract or parcel of land, to-wit:

BEING Lots 173, 174 and 175 on The Map of J.B. Haynies Oriental Subdivision, of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee. Said lots being further identified as Map 71-3, Parcel 109, 12DZ05750 on the Tax Maps of Davidson County, Tennessee, as of record in Book 5849, Page 320, said Register's office.

Being the same property conveyed to Alain Christopher Keenan, its successors or assigns by Deed dated June 20, 2016 from Mary Elizabeth Easterling Marshall, Executrix of the Estate of Prentice Roscoe Easterling, Mary Elizabeth Easterling Marshall, Beverly Dianne Easterling

Caldwell and Diane Easterling, recorded July 6, 2016, in Instrument Number 20160706-069150, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record, and subject to the permitted exceptions on Exhibit "A".

This is improved property and the address of the herein described property is believed to be 107 Kingston St., Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs, successors and assigns, forever. GRANTOR covenants with GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the GRANTOR. GRANTOR hereby covenants with GRANTEE that GRANTOR will forever defend GRANTEE against claims of all persons claiming by, through or under GRANTOR, but no further or otherwise, subject to the provisions of Exhibit "A", the permitted exceptions.

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.

The effective date of this deed is the 26th day of September 2024.

Alain Christopher Keenan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alain Christopher Keenan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand, at office, this 26th day of September, 2024

Notary Signature
My commission expires: 1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

Permitted Exceptions

1. Taxes for the year 2024, a lien not yet and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

3. Utility Easement of record in Book 7896, Page 66, in the Register's Office for Davidson County, Tennessee.

4. Rights of tenants, as tenants only, under recorded or unrecorded leases.

Certificate of Authenticity

I, Kinkra Spann, 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 09/26/2024.

Date

Affiant Signature

09/26/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of September, 20 24.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY