THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1192353 DEEDWARR
10/10/2024 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20241010-0078781

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Kurio Properties, Inc. 811 Neartop Drive Nashville, TN 37205	Kurio Properties, Inc. 1405 Chickering Rd. Nashville, TN 37215	103-10-0-087.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Mirella Mount Neely and Chan Strong**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Kurio Properties, Inc., a Corporation**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 82 on the Plan of Section 3, Brookside Courts, Addition No. 4** of record in Book 2083, Page 25 Register's Office for said County.

Said Lot No. 82 fronts 74 feet on the westerly margin of Neartop Drive and extends back 241.9 feet on the northerly line and 287.4 feet on the southerly line to a dead line in the rear, measuring 83.5 feet thereon.

Being the same property conveyed to Mirella C. Mount and Chan Strong, as joint tenants with rights of survivorship, by Warranty Deed from Jane Anne Weaver, married, of record on September 4, 2001, at Instrument No. 20010904-0095366, Davidson County Register of Deeds. Mirella C. Mount is now known as Mirella Mount Neely.

This is property commonly known as 811 Neartop Drive, Nashville, TN 37205*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it 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 set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 4 **day of October, 2024**:

Mirella Mount Neely

Mirella Mount Neely

Chan Strong

Chan Strong

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 **Mirella Mount Neely,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4 day **of October, 2024.**

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

Notary Public

My Commission Expires: _____

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 **Chan Strong,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4 day **of October, 2024:**

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$520,000.00**:

Ragen N. Veach

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 4 DAY OF **October, 2024:**

Notary Public

My Commission Expires: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 10-4-24 (date of document).

Date: 10-10-24

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 10th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026