Karen Johnson Davidson County
Batch# 1194697 DEEDWARR
10/17/2024 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,956.30
20241017-0080524

WARRANTY DEED

T-CRE-24-556-5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Michael D. Krug Living Trust	INTERLINC MTG SERVICES, LLC	
(NAME)	(NAME)	118-03-0B-005.00-CO
556 Rosedale Avenue Unit #5	5875 N SAM HOUSTON PKWY WEST STE 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	HOUSTON, TX 77086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KINGDOM INVESTMENT ALLIANCE, LLC, AN INDIANA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL D. KRUG, TRUSTEE OF THE MICHAEL D. KRUG LIVING TRUST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit 5 as established in Declaration of Covenants, Conditions and Restrictions for Homes at 556 Rosedale, a Horizontal Property Regime with Private Elements of record at Instrument No. 20200219-0018552, amended at 20200225-0021110 and 20200311-0027445 and amended in Instrument No. 20210610-0078544, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kingdom Investment Alliance, LLC by Warranty Deed from HBH, LLC a Tennessee Limited Liability Company of record in Instrument No. 20220131-0011104 Register's Office for Davidson County, Tennessee, dated January 25, 2022 and recorded on January 31, 2022.

This conveyance is subject to:
- Taxes for the year 2025 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 11, amended at Instrument No. 20190802-0076733, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200219-0018552, amended at Instrument Nos. 2020225-021110 and 20200311-0027445, Second Amendment record in Instrument Number 20210610-0078544, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4251, Page 941, in the Register's Office for Davidson County, Tennessee.
- Shared Driveway Maintenance Agreement of record in Instrument Number 20200819-0093562, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20200825-0096078, in the Register's Office for Davidson County, Tennessee.
- Joint Driveway Easement of record in Instrument Number 20200817-0092072, in the Register's Office for Davidson County, Tennessee.
- Access Easement of record in Instrument Number 20200817-0092077, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **556 Rosedale Avenue Unit #5, Nashville, Tennessee 37211.**

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15 DAY OF OCTOBER, 2024.

Kingdom Investment Alliance, LLC

BY: _____
Les O'Hara
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LES O'HARA, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of KINGDOM INVESTMENT ALLIANCE, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of October, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Stark T. Morris, 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 October 15. 2024.

Affiant Signature

17th day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202410170080524