Karen Johnson Davidson County
Batch# 1216524 DEEDWARR
12/16/2024 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20241216-0097295

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS EIGHT HUNDRED FIFTY THOUSAND AND 00/100 (850,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
KAILYN PALMER (NAME)	**NEW OWNER** (NAME)	**093-09-0C-145.00-CO**
1212 LAUREL STREET NASHVILLE, TN 37203 (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 12th day of December, 2024, the undersigned, **KIRK NASHVILLE LLC, A COMMONWEALTH OF VIRGINIA LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **KAILYN PALMER, AN UNMARRIED WOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1212 LAUREL STREET, 1313, NASHVILLE, TN 37203** and more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit 1313 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Kirk Nashville, LLC, a Commonwealth of Virginia limited liability company by Special Warranty Deed from Laurel Property, LLC, a Delaware limited liability company of record in Instrument No. 20150107-0001855 Register's Office for Davidson County, Tennessee, dated January 06, 2015 and recorded on January 07, 2015.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 12th day of December, 2024.

GRANTOR: KIRK NASHVILLE LLC
BY: JOHN W. KIRK III
ITS: MANAGING MEMBER

STATE OF ~~TENNESSEE~~ cor Florida)
COUNTY OF ~~DAVIDSON~~ cor Orange)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **John W. Kirk III** with who I am personally acquainted, and who upon oath acknowledged themself to be the Managing Member of **Kirk Nashville LLC** as identified by record of the Virginia Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **Kirk Nashville LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Virginia, and that they in such capacity as said Managing Member, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Managing Member.

WITNESS my hand, at office, on this 12th day of December, 2024.

Notary Public

Feb 2, 2027
My Commission Expires

CORNELIUS S. LEVINE
Notary Public - State of Florida
Commission # HH 357967
My Comm. Expires Feb 2, 2027
Bonded through National Notary Assn.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 December 12th 2024

Affiant Signature

12/12/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 12th day of December, 20 24.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY