2025-96-SM Box #14

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 200,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of October, 2025.

Notary Public

My commission expires 03-16-2026

(AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1333402 DEEDWARR
10/13/2025 01 10 58 PM 2 pgs
Fees $13 00 Taxes $740 00
20251013-0081525

BRANYAN JILL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: E-ELAM-25-1811

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To.	Map-Parcel Numbers
Benjamin Dang and Leena Dang	**"New Owner"**	081-00-0-056-00
3312 Nevada Ave.		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KISS LP, a Tennessee Partnership

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Benjamin Dang and Leena Dang, a married person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

LAND in Davidson County, Tennessee, being Lot No 1 on the Final Plat of Re-Subdivision of the Southerly Part of Lot #3 of East Part of Lot 10 of the Harding Bosley Tract of record in Instrument No 20250925-0076578, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being all the same property conveyed to Kiss, L P , a Tennessee limited partnership, by Warranty Deed dated August 26, 2009, from Westport Development/Intercept Security Protective Agency, Inc., both Tennessee corporations, of record in Instrument No 20090827-0080476, said Register's Office for Davidson County, Tennessee

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025 are now due and payable.

Taxes for the year 2026, and all subsequent years not yet due and payable. Map and Parcel 081-00-0-056-00.

All matters shown on the plan of record in Instrument No. 20250925-0076578, Register's Office for Davidson County, Tennessee.

Agreement of Easement for drainage and sanitary sewer of record in Book 3645, Page 418, said Register's Office.

Easements as set out in the Deed to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7648, Page 92, said Register's Office.

Easements retained in the Metropolitan County Council Bill No. 089-1052, of record in the County Court Clerk's Office for said County.

This is improved (_X_) Unimproved (____) property, known as 1811 28th Avenue North, Nashville, TN 37208.

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) 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 herein set out, and it does further covenant and bind itself, its successors and assigns, 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 this 9th day of October, 2025.

KISS LP, a Tennessee Partnership

By:_____
Name H Michael Barrett
Its Managing Partner

By_____
Name Julie Johnson
Its Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared H. Michael Barrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Partner of KISS LP, a Tennessee Partnership, and who further acknowledged that he/she, as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Managing Partner for the said Partnership

Witness my hand and official seal at Nashville, Tennessee, this 9th day of October, 2025

_____
Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Julie Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of KISS LP, a Tennessee Partnership, and who further acknowledged that he/she, as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Managing Partner for the said Partnership

Witness my hand and official seal at Nashville, Tennessee, this 9th day of October, 2025.

_____
Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON