Karen Johnson Davidson County
Batch# 1333620 DEEDWARR
10/14/2025 10:45:30 AM 4 pgs
Fees: $23.00 Taxes: $2,368.00
20251014-0081712

Name and Address of New Owner:
Legacy Capital Enterprises, LLC
7051 Highway 70 S, #143
Nashville, TN 37221

Send Tax Bills To:
Same as new owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

**Map & Parcel No: 081 11 0 229.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **KAS Holdings, LLC, a Washington Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Legacy Capital Enterprises, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Tract I: Land in Davidson County, Tennessee, being the Southerly half of Lot No. 351 on the Plan of D T McGavock and Others Addition, called the Addition to the Town of McGavock, as of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 351 fronts 50 feet on the Westerly side of 16th Avenue N., formerly Hendershott Street, and runs back between parallel lines, with the Northerly margin of Short Street, 170 feet to an alley.

Tract II: Land in Davidson County, Tennessee, being the Northerly 1/2 of Lot No. 351 on the Plan of D T McGavock and Others Addition, called the Addition to the Town of McGavock, as of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 50 feet on the Westerly side of 16th Avenue North, formerly Hendershott Street, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to KAS Holdings, LLC, a Washington Limited Liability Company, by Warranty Deed from Lawrence Simpson and wife, Marlita Simpson, of record in Instrument No. 20210917-0125525, in the Register's Office for Davidson County, Tennessee, dated September 15, 2021 and recorded on September 17, 2021.

Being improved property known as 1731 16th Avenue North, Nashville, Tennessee 37208.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of October, 2025.

KAS Holdings, LLC, a Washington Limited Liability Company

By: Kenneth D. Patton, III
Kenneth D. Patton, III, Authorized Member

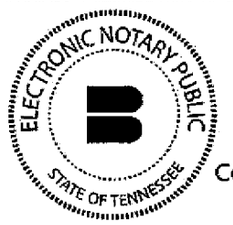
State of Tennessee
County of Warren

Before me, Erin A. Toy, of the state and county mentioned, personally appeared Kenneth D. Patton, III, Authorized Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Member of KAS Holdings, LLC, the within named bargainor, a Limited Liability Company, and that as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand, at office, this 10th day of October, 2025.

Notary's Signature
My commission expires: 03/09/2027

Notarized online using audio-video communication




Erin A. Toy
Tennessee Notary Public
Online Notary Public
Cannon County
Commission Expires: 03/09/2027

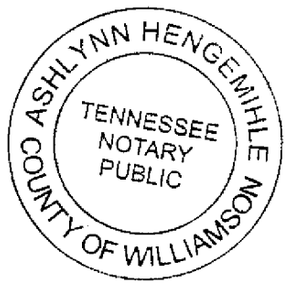
## AFFIDAVIT OF VALUE

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $640,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of October, 2025.




Notary Public
My commission expires: 11/28/27
File No. GNT-25-4206

**Tennessee Certification of Electronic Document**

I, Ashlynn Hengemihle, 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 10-10-25.

Affiant Signature

10-10-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of October, 2025.

Notary Signature

My Commission Expires: 5-9-26

