Karen Johnson Davidson County
Batch# 1342553 DEEDWARR
11/06/2025 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20251106-0088607

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RHONDA M. HANNAH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 2027

File No. KS-25-11688

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shpendi Lamaj	Shpendi Lamaj	
(NAME)	(NAME)	
607 South 12th Street	5332 Fredericksburg Way	094-01-0-065.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **King Properties Investments LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shpendi Lamaj, a married man**, HEREINAFTER CALLED THE GRANTEE, 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 55 on the Plan of Payne, Blackmore and Cummings' Addition to East Nashville, as of record in Book 57, pages 70 and 81, Register's Office for Davidson County, Tennessee.

Said Lot 55 fronts 40 feet on the Easterly side of South 12th Street, and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed to King Properties and Investments, LLC by Warranty Deed from Bessie E. Presley, a Widow of record in Instrument No. 20001017-0102754 Register's Office for Davidson County, Tennessee, dated October 16, 2000 and recorded on October 17, 2000.

This is property more commonly known as 607 South 12th Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 5th day of November, 2025.

King Properties Investments LLC, a
Tennessee Limited Liability Company

By: _____, AUTHORIZED AGENT
Brandon Lippman, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

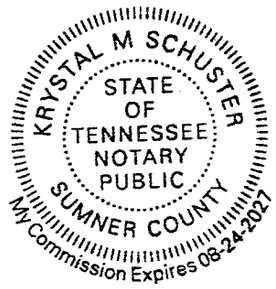
Before me, Krystal Schuster, of the state and county mentioned, personally appeared Brandon Lippman, Authorized Agent of King Properties Investments LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of King Properties Investments LLC, the within named bargainor, a Limited Liability Company, and that such Brandon Lippman, Authorized Agent of King Properties Investments LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, this 5th day of November, 2025.

_____
Notary Signature

Printed Name: Krystal Schuster

My commission expires: 8/24/27



Tennessee Certification of Electronic Document

I, Angel Hyde, 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 11.6.25 (date of document).

Angel Hyde
Affiant Signature

November 6, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6 day of November, 2025.

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 4.22.29