Karen Johnson Davidson County
Batch# 1467750 DEEDWARR
09/03/2026 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20260903-0081735

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Nelson Beard III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-3-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AOP, LLC (NAME)	New owner (NAME)	081-16-0-416.00
P.O. Box 295 (ADDRESS)	(ADDRESS)	
Nolensville, TN 37135 (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, **KMG Enterprise, Inc., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **AOP, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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, as follows:

Being Lot No. 223 and part of Lot No. 222 on the Plan of Hardings Second Addition to Nashville, of record in Book 21, page 58, Register's Office for Davidson County, Tennessee, more particularly described as follows, to-wit:

Said Lot No. 223 fronts fifty and nine-tenths (50.9) feet on the south side of Jefferson Street, and runs back, southerly, between parallel lines, to a fifteen (15) foot alley, upon which it measures fifty (50) feet; the westerly boundary line of this lot measures two hundred and twenty-eight (228) feet, more or less, and the easterly boundary line thereof measures two hundred and eighteen (218) feet, more or less.

Said part of said Lot No. 222 (which lies immediately west or westerly of, and adjoins, the aforesaid Lot No. 223) comprises all of said Lot No. 222, with the exceptions of - and excluding therefrom - all those parts or portions of this lot which, heretofore, have been conveyed out of the same, by deed of September 29, 1905, from Rhoda Crawford to I. Griffin and wife, Lillie Griffin, - recorded in Book No. 318, page 549, of the aforesaid Register's Office; and, also, by deed of July 31, 1909, from William Royster, Peter Royster and others to R. F. Boyd, - recorded in Book 387, page 124, of the aforesaid Register's Office.

Being the same property conveyed to Gregory L. Beard and wife, Keisha G. Beard by Warranty Deed from Jill D. Ford, unmarried, recorded in Instrument 20130621-0063846 dated June 20, 2013 and recorded on June 21, 2013 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Keisha Marie Gardner by Deed from Gregory L. Beard, of record in Instrument No. 20240111-0002372 and Scrivener's Affidavit of record in Instrument No. 20240125-0005120 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to KMG Enterprise Inc. by Quitclaim Deed from Keisha Marie Gardner in Instrument No. 20240130-0006591 dated January 26, 2024 and recorded on January 30, 2024 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved
This is improved x property, known as 1503 Jefferson Street, 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 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 hand this 28th day of August, 2026.

KMG Enterprise, Inc., a Tennessee Corporation

By: President and Sole Shareholder
Keisha M. Gardner, President and Sole Shareholder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cari Allen, notary public of the state and county mentioned, personally appeared Keisha M. Gardner, President and Sole Shareholder of KMG Enterprise, Inc., 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 President and Sole Shareholder of KMG Enterprise, Inc., the within named bargainor, a Corporation, and that such Keisha M. Gardner, President and Sole Shareholder of KMG Enterprise, Inc. as such President and Sole Shareholder, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President and Sole Shareholder.

Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of August, 2026.

Notary Signature

Printed Name: Cari Allen

My commission expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Tennessee Certification of Electronic Document

I, Holly A Mason, 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 8/28/26 (date of document).

Affiant Signature

8/28/26
Date

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 28 day of August, 2026.

Notary Public
My Commission Expires: 7-3-28

