Dav. Co. File Box 14-A

Davidson County DEEDWARR
Recvd: 04/16/03 09:44 2pgs
Fees:13.00 Taxes:444.00
20030416-0050591

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN Comm. Expires 04/10/05

jtc file no. 15953-4

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2003.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2003~~. 4/10/05

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Kovalick	NEW OWNER	105-13-119
(NAME) 1403 Elmwood Avenue	(NAME)	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(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, WE,

THE ESTATE OF HENRY P. KING,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOESPH JOHN KOVALICK, II

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:

Being the west half of Lot No. 79 on the Plan of Belmont Heights, as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 79 fronts 50 feet on the southerly side of Elmwood Avenue, and extends back between parallel lines 188 feet to an alley.

Being the same property conveyed Henry P. King and wife, Magnolia M. King by deed from Jack J. Cohen, Bessie D. Cohen, John J. Nanni and Marcella D. Nanni of record in Book 4947, Page 847, Register's Office for Davidson County, TN. Said Magnolia M. King having predeceased Henry P. King and said property having vested in henry P. King as sole surviving tenant by the entirety. Said Henry P. King also having since died and Faye Jackson having been appointed as Administratrix of his estate on October 31, 2001. The order approving sale of said property was filed with the Probate Division in the Seventh Circuit Court 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 ☒ property, known as 1403 Elmwood Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 21st day of March, 2003.

The Estate of Henry P. King

Faye Jackson Administratrix

By Faye Jackson, Administratrix

Attest: Faye Jackson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Faye Jackson with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Administratrix of **THE ESTATE OF HENRY P. KING**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **THE ESTATE OF HENRY P. KING** by him/herself as Administratrix.

Witness my hand and official seal at Brentwood , Tennessee this 21st day of March, 2003

Commission expires: May 28, 2003

Sharon L. Riney

Notary Public

