Bill Garrett Davidson County
Batch# 54076 DEEDWARR
02/02/2018 08:58:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180202-0010691

This transfer is exempt from the Tenness real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

THIS INSTRUMENT PREPARED BY:
Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Kimberly A. King, Executrix of The Estate of Susan Marie Larose, of record in the Probate Court of Davidson County, Tennessee ("GRANTOR")

TO: Kimberly A. King ("GRANTEE")

New Owner and

PROPERTY ADDRESS:	SEND TAX BILLS TO:	MAP/PARCEL:
908 Harpeth Bend Drive Nashville, TN 37221	Kimberly A. King 2658 Gap Road Altamont, TN 37301-4007	Map 156-6 Parcel 11 9D-28797

EXECUTRIX DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100s Dollars ($10.00), cash in hand paid, Kimberly A. King, Executrix of the Estate of Susan Marie Larose, has bargained and sold, and by these presents does transfer and convey unto Kimberly A. King, her heirs, successors and assigns, all of her right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 753 on the plan of Harpeth Woods, Section Two, as of record on Plat Book 5200, Page 280, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Susan M. Larose (deceased), from Richard D. Raessler et ux, Leah N. Raessler, by Warranty Deed dated February 27, 1986, Book 6793, Page 24, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 908 Harpeth Bend Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kimberly A. King, her heirs, successors and assigns, forever.

And she does covenant with the said Kimberly A. King, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the following:

1. 2018 Davidson County taxes, a lien, that is not currently due and payable.

2. All other existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

GRANTOR covenants with GRANTEE that she has done nothing to impair the title as received by

GRANTOR during the time of the administration of the estate, and she will warrant and defend the title against the lawful claims of all persons claiming by or through her in her representative capacity, but not further or otherwise.

WITNESS my hand, this 25th day of January, 2018.

THE ESTATE OF SUSAN MARIE LAROSE

Kimberly A. King, Executrix

STATE OF TENNESSEE)
COUNTY OF GRUNDY)

Before me, the undersigned Notary Public in and for said State and County aforesaid, personally appeared Kimberly A. King, duly authorized Executrix of The Estate of Susan Marie Larose, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 25th day of January, 2018.

Notary Public

My Commission Expires: 06/26/2018

KIMBERLY PICKETT STATE OF TENNESSEE NOTARY PUBLIC GRUNDY COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF GRUNDY)

The actual consideration of value for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 25th day of January, 2018.

Notary Public

My Commission Expires: 06/26/2018

KIMBERLY PICKETT STATE OF TENNESSEE NOTARY PUBLIC GRUNDY COUNTY, TENN.