Karen Johnson Davidson County
Batch# 276753 DEEDWARR
08/27/2019 09:41:46 AM 2 pgs
Fees: $13.00 Taxes: $839.90
20190827-0086106

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 227,000.00

Affiant Signature

Subscribed and sworn to before me on this the 23rd day of August, 2019.

Notary Public

My Commission expires 12 / 1 / 2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Jeremy Jacquis King and Antrineka V. King
504 Phipps Dr.
Nashville, TN 37218
SEND TAX BILLS TO:
Jeremy Jacquis King and Antrineka V. King
504 Phipps Dr.
Nashville, TN 37218

MAP AND PARCEL NUMBER: Tax ID #: 05811007100

WARRANTY DEED

19NT00688

Effective the 23rd day of August, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Devin Y. McClain and wife, Tamara S. McClain

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jeremy Jacquis King and Antrineka V. King, Husband and Wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Royal Hills, Section I of record in Plat Book 4675, Page 73, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 132 fronts 72.33 feet on the Northwesterly margin of Phipps Drive and extends back 209.00 feet on the Northeasterly line and 122.94 feet on the Southwesterly line to the rear line of Lot No. 134 measuring 122.41 feet thereon.

Being the same property conveyed to Devin Y. McClain and wife, Tamara S. McClain, by Warranty Deed from Homesite Properties, LLC, dated 09/29/2000 and recorded 10/19/2000 as Document No.20001019-0103658, Register's Office for Davidson County, TN.

This is an improved property commonly known as 504 Phipps Dr, Nashville, TN 37218.

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. We do covenant with 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, expect for those matters

appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 23rd day of August, 2019.

Devin Y. McClain — Tamara S. McClain

Davin Y. McClain **Tamara S. McClain**

State of ~~TENNESSEE~~ Texas
County of Bowie

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Devin Y. McClain and Tamara S. McClain** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 23rd day of August, 2019..

Jonathan McIntyre
Notary Public

My commission expires: 6 MAR 2022

JONATHAN MCINTYRE
Notary Public, State of Texas
Comm. Expires 03-06-2022
Notary ID 131478970