**Prepared By & Return To:**
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 287854 DEEDWARR
09/18/2019 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20190918-0094772

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of August, 2019.

Notary Public
Commission Expiration:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8-27-2022

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Lauren E Covington, Successor Trustee<br>115 Harvest Point Blvd.<br>Spring Hill, TN 37174 | SAME AS NEW OWNER | 61-10-213.00-61-10-213.00 |

## WARRANTY DEED

FOR AND IN 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, **Vickie L. Harper n/k/a Vickie L. King, married**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren E Covington, Successor Trustee of the Covington Family Revocable Living Trust dated September 19, 2007 and amended November 12, 2015** 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:

Property known as 4041 Edwards Ave. Nashville, TN 37216, County of Davidson

Land in Davidson County, Tennessee, described as:

Being Lot No. 2 (erroneously referred to as Lot No. 213 on deed of acquisition) on the Plan of Beatrice Heights Subdivision, as of record in Book 5190, Page 444, Register's Office for said County, to which Plan reference is made for a more detailed description.

Being part of the same property conveyed to Jim B. Harper and wife, Vickie L. Harper, by Warranty Deed from Beatrice M. Cayce, an unmarried person, dated 03/29/2002 and recorded 06/27/2002 in Instrument No. 20020627-0077918, said Register's Office. The said Jim B. Harper died testate 03/20/2004 and his Last Will and Testament was entered for probate on 05/24/2004 in the Probate Court for Davidson County, Tennessee, leaving property vested to Vickie L. Harper by right of survivorship. See also Corrective Warranty Deed recorded in Instrument No. _____201909180094769_____.

Tax Map and Parcel ID is as follows 61-10-213.00

The subject property is not the principal residence of the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

**This is improved property known as: 4041 Edwards Ave., Nashville, TN 37216**

**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 unemcumbered, 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 15th day of August, 2019.

Vickie L King N/K/A Vickie L. King

**Vickie L. Harper, n/k/a Vickie L. King**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of August, 2019, before me personally appeared **Vickie L. Harper, n/k/a Vickie L. King**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 15th day of August, 2019.

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

Chasity Petty

Notary Public
Commission Expiration:

LTE File No.: 19-1589TN-A

# True Copy Certification

I, **Melissa Turecki**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

**Melissa Turecki**

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Tina Kelley,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

**Tina Kelley**

My Commission Expires: 10/23/2019

SEAL

