Karen Johnson Davidson County
Batch# 290013 DEEDWARR
09/24/2019 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20190924-0096685

**Prepared By & Return To:**
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1714TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of September, 2019.

Notary Public

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

Commission Expiration:

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Lauren E Covington,<br>115 Harvest Point Blvd.<br>Spring Hill, TN 37174 | **SAME AS NEW OWNER.** | 061 10 0 212.00 |

## 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, WE, **Vickie 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 4043 Edwards Ave. Nashville, TN 37216, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 1 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 deed from Beatrice M. Cayce, an unmarried person dated 3/29/2002, recorded 6/27/2002 filed of record in Instrument No. 20020627-0077918, said Register's Office. The said Jim B. Harper having died testate 3/20/2004 and his Last Will and Testament was entered for probate on 5/24/2004 in the Probate Court for Davidson County, Tennessee, leaving property vested to Vickie L. Harper by right of survivorship.

Further being part of the same property conveyed to Vickie L. Harper, n/k/a Vickie King, by Corrective Warranty Deed from Beatrice M. Cayce, an unmarried woman, dated 09132019, recorded 09/18/2019 and of record in Instrument No. 20190918-0094769, Register's Office.

This is not the primary residence of the Grantor nor her spouse.

Tax Map and Parcel ID is as follows 061 10 0 212.00

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: 4043 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 20th day of September, 2019.

Vickie King

Vickie King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September, 2019, before me personally appeared **Vickie 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 20th day of September, 2019.

Chasity Petty

Notary Public

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

Commission Expiration: 9/20/2021

LTE File No.: 19-1714TN

201909240096685

# True Copy Certification

I, **Shelly Walling**, 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.

Shelly Walling

**Shelly Walling**

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

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

Tina Kelley

**Tina Kelley**

My Commission Expires: 10/23/2019

SEAL

