# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,057,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 4/21/2020

(AFFIX SEAL)

KAYLA TABOR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON CO.

G-CT-19-1005

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Holly Traczewski** | New Owner | |
| (NAME) | (NAME) | **105-01-2Z-001.00** |
| **1005 Southside Court** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37203** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERRY L. KING, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOLLY TRACZEWSKI, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1005 Southside Court Residences, of record in Instrument No. 20181025-0105629 and being shown on Plat attached thereto as Exhibit C, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Jun yen Zhang, a single person by Warranty Deed from Ella Louise Battle Ford, married and Candace Rochelle Battle Rhodman, married, of record in Instrument No. 20170309-0023301, Register's Office for Davidson County, Tennessee, dated March 03, 2017 and recorded on March 09, 2017.

Being a portion of the same property conveyed to Terry L. King, married by Warranty Deed from Jun Yen Zhang, a single person, of record in Instrument No. 20180815-0080471, Register's Office for Davidson County, Tennessee, dated August 10, 2018 and recorded on August 15, 2018.

The above referenced property is investment property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 61, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plat attached as Exhibit C to the Declaration of record in Instrument No. 20181025-0105629, Register's Office of Davidson County, Tennessee.
- Restrictions of record in Book 4575, Page 964, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20181025-0105629, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument No. 20181030-0107478, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1005 Southside Court, Nashville, Tennessee 37203**.

Karen Johnson Davidson County
Batch# 312655 **DEEDWARR**
11/07/2019 09:00:40 AM 2 pgs
Fees: $13.00 Taxes: $3,910.90

20191107-0114958

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF OCTOBER, 2019.

Terry L. King by Kate Nyquist, Attorney in Fact

Terry L. King by Kate Nyquist,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TERRY L. KING, and who acknowledged he/she/they executed the same as the free act and deed of the said TERRY L. KING.

Witness my hand and official seal, this the 30th of October, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212