THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190922962** Karen Johnson Davidson County Batch# 313338 **DEEDWARR** 11/08/2019 09:04:49 AM 2 pgs Fees: $13.00 Taxes: $980.50 20191108-0115528	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $265,000.00 Affiant Subscribed and sworn to before me, this 31st day of October, 2019. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022 KATE ROSENTHAL

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Waleed Yusof 306 Leo Court Nashvlle TN 37211	New Owner	Tax Parcel ID No. 148-05-0-168.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry D. King and Beverly B. King, Trustees of the King Joint Revocable Trust u/a/d September 27, 2014,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Waleed Yusof, married,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 44, as shown on the map entitled Section One Haywood Acres, of record in Plat Book 2900, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to J.T. KING and wife, PEGGY M. KING, by deed from RANDALL PHILLIPS and wife, LOUISE T. PHILLIPS, of record in Book 3066, page 465 , dated April 12, 19 60 , said Register's Office.

J.T. KING died on or about May 3, 2004, leaving Peggy M. King as the surviving tenant by the entirety.

PEGGY M. KING conveyed her interest to LARRY D. KING by quitclaim deed of record in Instrument No. 20071221-0146622, dated October 16, 2007, said Register's Office.

LARRY D. KING conveyed his interest to LARRY D. KING AND BEVERLY B. KING, TRUSTEES OF THE KING JOINT REVOCABLE TRUST UAD SEPTEMBER 27, 2014, by quitclaim deed of record in Instrument No. 20161214-0131153, dated December 13, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 148-05-0-168.00.

Matters shown on the Plan of record in Plat Book 2900, page 17, said Register's Office.

This is improved property located at 306 Leo Court Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of October, 2019.

Larry D. King, Trustee

Beverly B. King, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry D. King and Beverly B. King, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of The King Joint Revocable Trust u/a/d September 27, 2014, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of October, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022