WARRANTY DEED

Karen Johnson Davidson County
Batch# 414220 DEEDWARR
06/12/2020 03:05:03 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20200612-0060486

A-PMC-20-1005

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Burkett Homes, Inc	**New Owner**	
(NAME)	(NAME)	
PO Box 2282		**093-04-0-086.00**
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37077		
(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, **CHARLES KING, SINGLE AND NORMA KING,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BURKETT HOMES, INC, A TENNESSEE CORPORATION,** 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS. TO-WIT TRACT NO ONE:

Land in Davidson County, Tennessee, being the East 38 feet of Lot No. 40 on the West 10 feet of Lot No. 41 in the A. J. Caldwell Subdivision of Lot No. 3 of N. H. Hobson's Subdivision as of record in Book 421, page 78, Register's Office for said County, and being lot No. 6 on the unrecorded re-subdivision of certain lots in said Subdivision as follows: Beginning at a point in the North margin of Dew Street, formerly Caldwell Street, 94 feet East of the East margin of South Tenth Street; thence East with Dew Street 48 feet to the corner of Lots 5 and 6 in said Re-Subdivision; thence North with the line between said lots, 150 feet to the South margin of an alley; thence West with said alley, 48 feet to the corner of Lots 6 and 7; thence South with the line between these lots, 150 feet to the beginning.

Being a part of the same property conveyed to Charles King and wife, Norma King by Warranty deed from Charles R. Jennings and wife, Janice A. Jennings of record in Book 8021, page 409, Register's Office for Davidson County, Tennessee, dated December 12, 1989 and recorded on January 8, 1990.

The said Charles King and Norma King having since divorced. The subject property was never the Grantor's primary marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 78, Register's Office for Davidson County, Tennessee.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1005 Dew Street, Nashville, Tennessee 37206**.

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 8 DAY OF JUNE, 2020.

Charles King

Norma King by Charles King as Attorney in Fact

Norma King by Charles King as 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, CHARLES KING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of June, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES KING, 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 NORMA KING, and who acknowledged he/she/they executed the same as the free act and deed of the said

Witness my hand and official seal, this the 8th of June, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

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