WARRANTY DEED	STATE OF TENNESSEE / COUNTY OF DAVIDSON
Karen Johnson Davidson County Batch# 477070 DEEDWARR 09/16/2020 02:03:31 PM 3 pgs Fees: $18.00 Taxes: $1,369.00 20200916-0105971	$370,000.00 THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$405,000.00~~ Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF SEPTEMBER, 2020. Notary Public MY COMMISSION EXPIRES: 07-05-2021 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: LaTrince Beasley and Marquica Beasley	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	05814002100
4212 W. Hamilton Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Angela Janae King, Hoyt Alexander King, II, and Patrick Jaylin King**. HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marquica Beasley and LaTrince Beasley,** wife and husband, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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:

Land in Davidson County, being Lot No. 162 on the Plan of Enchanted Hills, Section 5, of record in Book 3700, Page 132, Register's Office for said County.

Said Lot No. 162 fronts 224.21 feet on the easterly margin of West Hamilton Road and extends back 312.4 feet on the northerly line and 395.45 feet on the broken southerly line to a dead line in the rear, measuring 150.9 feet thereon.

Being the same property conveyed to Angela Janae King, Hoyt Alexander King, II, and Patrick Jaylin King by Affidavits of heirship of record at 20200916-0105968, 20200916-0105969 and 20200313-0028456, 20200313-0028455 and 20200313-0028454 in the Register's Office of Davidson County, TN.

Being the same property conveyed to Hoyt A. King by Quitclaim Deed from Nancy W. King, of record in Book 10358, Page 273, Register's Office for Davidson County, Tennessee, dated February 21, 1997 and recorded on February 25, 1997.
The said Hoyt A. King died intestate on or about December 15, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 4212 W Hamilton Rd. Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs

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Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-SB-TND-21-1212

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 11 day of September, 2020

Angela Janae King by Memorie White, Attorney in Fact

Angela Janae King by Memorie White, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said State and County, Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Angela Janae King and acknowledged that he executed the same as the free act and deed of the said Angela Janae King.

WITNESS my hand and official seal at office this 11 day of September, 2020.

Notary Public

My Commission Expires: 10/2/2023



Witness my hand this 11th day of September, 2020

Hoyt Alexander King, II

Patrick Jaylin King

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Hoyt Alexander King, II and Patrick Jaylin King, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of September, 2020.

Notary Public

My Commission Expires: 11/30/2024