WARRANTY DEED

Karen Johnson Davidson County
Batch# 499470 DEEDWARR
10/20/2020 03:54:47 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20201020-0122333

Y-SB-CRTN-20-998

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(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)
Waller C. Hardy, III and Victoria G. Hardy	**New Owner**	
(NAME)	(NAME)	**084-05-0-063.00**
1207 Upper Ridgeway Road		
(ADDRESS)	(ADDRESS)	
Charleston, WV 25314		
(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, **JAMES ANTHONY KING AND ROBERT GLENN KING,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WALLER C. HARDY, III AND VICTORIA G. HARDY, HUSBAND AND WIFE,** 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 Lot 80-A, on the Plan of the unrecorded plan of Rose Estates, and described according to a survey made by J. L. Murphy, Jr., Surveyor, dated September 21, 1966, as follows:

Beginning at the concrete monument in the westerly margin of Shadow Lane, at the southeast corner of Lot #80 on the Plan of Section 1, Rose Estates, as of record in Book 3600, Page 37, Register's Office: and thence with the margin of said Lane, extended Southerly along a slight curve, 70 feet to a concrete monument; and continuing with said Lane extended, South 18.14 feet to a point, thence leaving said Lane, North 68 degrees 08 minutes, West 173.17 ft. to a point in the Easterly line of Lot #25; thence with the Easterly line of part of Lots 25 & 24 on said plan; thence with the Southerly line of Lot 80, South 69 degrees. 12 seconds, East. 167.2 ft. to the beginning.

Being the same property conveyed to Larry G. King and wife Glenda G. King by Installment Deed from AMC Mortgage Company, Inc. and Stephen Barry Ramsey and wife Sherry Elaine O' Guin Ramsey of record in Book 6424, Page 952, Register's Office for Davidson County, Tennessee, dated November 01, 1984 and recorded on November 13, 1984.

Larry G. King having predeceased Glenda G. King, on or about November 25, 2015. Glenda G. King having died on or about May 24, 2020. Pursuant to Small Estate Affidavit of Glenda G King filed in the Seventh Circuit Court for the Twentieth Judicial District Metropolitan Nashville, Davidson County, Tennessee, Docket # 20P1525 and Affidavit of Heirship in Instrument No. 20200806-0087520 and Instrument No. 20200806-0087519, Robert Glenn King and James Anthony King are the sole heirs of Glenda G. King.

This conveyance is subject to:
- Taxes for the year 2021.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **998 Shadow Ln, Nashville, Tennessee 37206-1028**.

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 19th DAY OF OCTOBER, 2020.

James Anthony King

Robert Glenn King by James Anthony King, attorney-in-fact

Robert Glenn Kinig by James Anthony King, 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, JAMES ANTHONY 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES ANTHONY 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 ROBERT GLENN KINIG, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT GLENN KINIG.

Witness my hand and official seal, this the 19th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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