...I Johnson Davidson County
Batch# 507727 DEEDWARR
11/03/2020 09:42:46 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20201103-0128307

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
ST20090084

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $440,000.00.

Laura Hurtt
Affiant

Subscribed and sworn before me this the 23rd day of October, 2020.

Gail C. Vincent
Notary Public
My commission expires:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

# WARRANTY DEED

Address of New Owner:
James R. Kummer
~~1207 Eastdale Ave~~ 1210 Kenwood Dr.
Nashville, TN 37216

Send Tax Bill to:
SAME

Tax Information:
061-12-0 009.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHERRY K. KING, an unmarried woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JAMES R. KUMMER AND JESSICA S. KUMMER, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 9, 10 and 11 of Block "F" on the plan of Jackson Park, Section No. 2, as of record in Book 843, Page 21, Register's Office for said County, described together as follows:

Beginning on the southerly margin of Kenwood Drive at the corner of Lots Nos. 8 and 9; thence with said Drive, southeasterly 204 feet, 9 inches to the beginning of a curve; thence with said curve, southwardly 71 feet 6 inches to the northerly margin of Eastdale Avenue; thence with said Avenue, southwestwardly 165 feet 2 inches to the corner of Lots Nos. 11 and 12; thence with the line between said two lots, northwestwardly 149 feet 10 inches to the common corner of Lots Nos. 8, 9, 11 and 12; thence northeastwardly, with the line between lots Nos. 8 and 9, 141 feet to the beginning.

Being the same property conveyed to Sherry K. King, by deed from Glen Daniel Hewitt, Executor for the Estate of Steve Frank King, dated 08/13/2013, of record in Instrument No. 20130813-0085029, Register's Office for said County.

Also being the same property conveyed to Steve F. King and Sherry K. King by deed from Steve F. King and Sherry K. King, sole beneficiaries under the Will of Barbara Lavender King, deceased, and Frank S. King, Jr., Trustee, dated 06/21/2010, of record in Instrument No. 20100628-0050408, Register's Office for said County. The said Steve Frank King also known as Steve F. King having since died and his Will of record in Docket No. 13-P505, Probate Court for Davidson County, Tennessee.

Also being the same property conveyed to Charles M. King and wife, Barbara Lavender King by deed from Corinne Louise Cantrell and husband, Will G. Cantrell, dated 12/11/1967, of record in Book 4201, page 867, Register's Office for said County. The said Charles M. King having predeceased Barbara Lavender King; and Barbara Lavender King having since died and her Will being of record in Docket No. 10-P-449, Probate Court for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1207 Eastdale Ave, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 22nd day of October, 2020.

Sherry K. King

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Sherry K. King,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of October, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022