Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3256

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT20100489

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

Karen Johnson Davidson County
Batch# 514303 DEEDWARR
11/12/2020 09:09:56 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20201112-0132987

SUBSCRIBED AND SWORN TO BEFC
THIS 6 day of November, 2020

Notary Public

Commission Expires: 4.18.21

PATRICIA J. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Daniel H. Becerra and Imelda Arana Guzman 605 Glenpark Court Nashville, TN 37217	New Owner	120-09-0-046.00

WARRANTY DEED

FOR AND IN 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, I/WE,
Jerry Wayne King, Randall Dewayne King, Rick Darrell King and Janice Lynn King, Heirs-at Law of The Estate of William Edgar King
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Daniel H. Becerra and Imelda Arana Guzman, husband and wife,
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 5A15 on the Plan of Glengarry Park, Section "Five-A", as of record in Book 3300, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to William Edgar King and wife, Rita L. King, by Warranty Deed from Hudson & Driver Construction Company, Inc., dated 11/28/1962 and recorded 12/4/1962 in Book 3464, Page 635, in the Register's Office of Davidson County, Tennessee. The said Rita L. King having since predeceased William Edgar King on March 6, 2020. The said William Edgar King having since died, intestate, on July 11, 2020, his estate being probated under Docket No. 20P-1614 in the Probate Court for Davidson County, Tennessee. By Order for Intestate Administration filed 10/14/2020 in the Probate Court for Davidson County, Tennessee, Jerry Wayne King was appointed Administrator of the Estate of William Edgar King and Heirs of the Estate are Jerry Wayne King, Randell Dewayne King, Rick Darrell King and Janice Lynn King.

Rita L. King died on March 06, 2020 leaving William Edgar King surviving tenant by the entirety. William Edgar King died July 11, 2020, leaving Jerry Wayne King, Randell Dewayne King, Rick Darrell King, and Janice Lynn King his sole Heirs-at-Law; reference is herby made to Affidavit of Heirship of record in Book_____, Page_____, in the Registers Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 605 Glenpark Court, Nashville, TN 37217

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 so 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 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6TH day of November, 2020.

Estate of William Edgar King

Jerry Wayne King, Heir

Randall Dewayne King, Heir by Jerry Wayne King, as Attorney in Fact

Rick Darrell King, Heir

Janice Lynn King, Heir

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jerry Wayne King, Rick Darrell King, and Janice Lynn King Heirs at Law of The Estate of William Edgar King,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 6TH day of November, 2020.

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

Notary Public
My Commission Expires: _____

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Jerry Wayne King** as Attorney in Fact for **Randall Dewayne King,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he/she executed the foregoing instrument as his/her free act and deed and as the free act and deed of the said **Randall Dewayne King,** for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 6TH day of November, 2020.

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

Notary Public
My Commission Expires: _____