Karen Johnson Davidson County
Batch# 544505 DEEDWARR
01/04/2021 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,422.65
20210104-0000489

THIS INSTRUMENT PREPARED BY: The Row Title & Escrow, LLC 20 Music Square West, Suite 200 Nashville, TN 37203	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $384,500.00 Julie Daly Affiant Subscribed and sworn to before me, this 29TH day of DECEMBER 2020. Carmen Coats Notary Public My Commission Expires: 03 08 2022

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2022

WARRANTY DEED

Address New Owner: Samuel Wright 1702A Simpkins Street Nashville, TN 37208	Send Tax Bills to: Summit Funding Inc. 2241 Harvard Street, Suite 200 Sacramento, CA 95815	Tax Information: Tax Parcel ID No. 081-07-1D-003.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH KING, AN UNMARRIED MAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SAMUEL WRIGHT, A SINGLE MAN** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A established by the Declaration of Covenants, Conditions, and Restrictions for Homes at 1700 & 1702 Simpkins Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180509-0044432, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas / elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more and complete and detailed description and the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed unto JOSEPH KING, AN UNMARRIED MAN, by deed from MARCH DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20190103-0000658, dated December 28, 2018, said Register's Office.

This is improved property commonly known as: **1702A Simpkins Street, Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of December, 2020.

JOSEPH KING

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH 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 such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of December 2020.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

