Warranty Deed

Karen Johnson Davidson County Batch# 544603 DEEDWARR 01/04/2021 12:51:49 PM 2 pgs Fees: $13.00 Taxes: $4,403.00 20210104-0000631	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,190,000.00 Affiant Subscribed and sworn to before me, this the 10th day of December, 2020. Notary Public My commission expires:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michel Taylor Taylor Smith	New owner	131-02-4L-001.00-CO
2003A Galbraith Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEFFREY G. KING AND CYNTHIA L. KING, TRUSTEES OF THE JEFFREY AND CYNTHIA KING LIVING TRUST DATED NOVEMBER 13, 2019**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHEL TAYLOR AND TAYLOR SMITH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit 2003A, Homes at 2003 Galbraith Drive, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20160205-001158, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey G. King and Cynthia L. King, husband and wife by Warranty deed from Cornerstone Investments, Inc. of record in Instrument No. 20171120-0118963 Register's Office for Davidson County, Tennessee, dated November 17, 2017 and recorded on November 20, 2017.

Being the same property conveyed to Jeffrey G. King and Cynthia L. King, Trustees of the Jeffrey and Cynthia King Living Trust dated November 13, 2019 by Quitclaim deed from Jeffrey G. King and Cynthia L. King, husband and wife of record in Instrument No. 20191126-0122423 Register's Office for Davidson County, Tennessee, dated November 13, 2019 and recorded on November 26, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2003A Galbraith Drive, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of December, 2020.

The Jeffrey and Cynthia King Living Trust dated November 13, 2019

By: _____
Jeffrey G. King, Trustee

By: Cynthia L. King
Cynthia L. King, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeffrey G. King and Cynthia L. King, Trustees of The Jeffrey and Cynthia King Living Trust dated November 13, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of December, 2020.

_____
Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021