Karen Johnson Davidson County
Batch# 553012 DEEDWARR
01/12/2021 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20210112-0005591

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $155,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of December, 2020.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES DECEMBER 12, 2022
WILSON COUNTY

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Robert Brian Oldham	SAME AS NEW OWNER	0341003400
(NAME)	(NAME)	
2007 Kimberly Drive		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Mark W. King and wife, JoAnne J. King,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Robert Brian Oldham**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Landin Davidson County, Tennessee, being Lot No. 38 on the Plan of Echo Meadows, of record in Plat Book 2331, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Mark W. King and wife, JoAnne J. King by deed from Carl Wayne Kemp, Ronald Wyatt Kemp, Judy Darlene Waggoner, Glen Hollis Kemp, Kaye Lynn Couch, Cindy Lara Cliburn, Timothy Stanton Kemp, Terry Dale Kemp and Toby Ray Walton Kemp, Heirs at Law of Hilda J. Kemp, Deceased, dated 07/06/2005, of record in Instrument No. 20050707-0078405, said Register's Office.

It is hereby disclosed that the Grantee is a licensed real estate agent who is acting in his best interest in this matter.

This property is __unimproved _X_improved property known as: 816 Wren Road, Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of December, 2020.

Mark W. King

JoAnne J. King

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark W. King and JoAnne J. King, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of December, 2020.

Notary Public
My Commission Expires:

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY