WARRANTY DEED

Karen Johnson Davidson County
Batch# 585951 DEEDWARR
03/05/2021 01:02:30 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20210305-0029342

STATE OF TENNESSEE 2021-573
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Joseph Walter King (Affiant)

Sworn to and subscribed before me this 3RD day of ~~February~~ MARCH, 2021.

Dee Ray Notary Public

My commission expires: 5/2/22

DEE RAY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
William Floyd Hayslett, Jr. and Musenge Luchembe Hayslett (NAME)	**NEW OWNER** (NAME)	**058-14-0-003.00**
(ADDRESS) 4372 ENCHANTED CIR	(ADDRESS)	
NASHVILLE TN 37218		
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joseph W. King, III and Barbara King, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William Floyd Hayslett, Jr. and Musenge Luchembe Hayslett, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson, Tennessee being Lot No. 131 on the Plan of Enchanted Hills, Section 2, as of record in Book 3700, page 27, Register's Office for Davidson County, Tennessee. Lot No. 131 front 141.3 feet on the easterly side of Enchanted Circle and extends back 410.70 feet on the Northerly line and 335.9 feet on the southerly line to a dead-line and measures 169.6 feet thereon.

Being all the same property conveyed to Joseph Walter King, III and wife, Barbara King by deed from James Richard King, of record in Instrument No. 20201228-0153374 and as corrected in instrument of record in Instrument No. 20210208-0018017, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of **Joseph W. King, III** pursuant to a Power of Attorney executed by same on the 3rd day of February, 2021, and being filed for record in Instrument No. 202103050029340, and being recorded simultaneously herewith.

THIS instrument is being executed in behalf of **Barbara King** pursuant to a Power of Attorney executed by same on the 2nd day of February, 2021, and being filed for record in Instrument No. 202103050029341, and being recorded simultaneously herewith.

This is improved property also known as: 4372 Enchanted Cir., Nashville, TN 37218.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, and (6) Restriction Covenants of record in Book 3934, Page 322, said Register's Office, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of March, 2021.

Joseph W. King, III
Joseph W. King

By: Justin Werthan A-I-F
Justin Werthan, Attorney-in-Fact

Barbara King
Barbara King

By: Justin Werthan A-I-F
Justin Werthan, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this 3rd day of March, 2021, before me personally appeared Justin Werthan, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Joseph W. King, III and Barbara King, and acknowledged that he executed the same as the free act and deed of the said Joseph W. King, III and Barbara King.

Witness my hand and official seal at Franklin, Tennessee, this 3rd day of March, 2021.

My Commission Expires: 5/2/22

Notary Public

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

Certificate of Authenticity

I, QUIN EVANS SEGALL, 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

Personally appeared before me, THE UNDERSIGNED a notary public for this county and state, QUIN EVANS SEGALL 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

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022