Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 599494 DEEDWARR
03/24/2021 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20210324-0038901

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Affiant

Subscribed and sworn to before me this 19th day of March, 2021.

Notary Public
My Commission Expires: 3/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2021-101

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sharon Sue Bernard & Michael Scott Bernard	Lakeview Loan Servicing, LLC	
128 Rains Avenue	4425 Ponce De Leon Blvd. MS5-251	105-07-0-368.00
Nashville, TN, 37203	Coral Gables, FL 33146	

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, we

Jeffrey C. King and wife, Tammy R. King,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Sharon Sue Bernard, an unmarried woman and Michael Scott Bernard, a married man, tenants in common with rights of survivorship

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Rains Springs of record in Plat Book 1, Page 109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey C. King and Wife Tammy R. King by Warranty deed from Christine Estes and Husband, Chester Franklin Estes of record in Instrument No. 20040930-0118190 Register's Office for Davidson County, Tennessee, dated September 29, 2004 and recorded on September 30, 2004.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **128 Rains Avenue, Nashville, TN 37203.**

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 do 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 used, the singular

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

Witness our hands this 19th day of March, 2021.

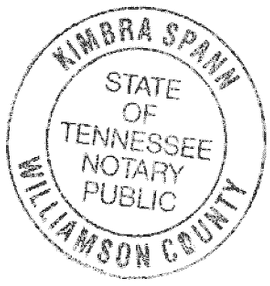
Jeffrey C. King

Tammy R. King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey C. King and Tammy R. King, 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 at Nashville, Tennessee, this 19th day of March, 2021.



Notary Public – Kimbra Spann
My Commission Expires: 02/20/2023

True Copy Certification

I, Kimbra Spann, 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.

Kimbra Spann

State of Tennessee
County of Davidson

Personally appeared before me, April D. Wideman, a notary public for this county and state, Kimbra Spann, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

April D. Wideman
My commission expires: 3/13/2023

