Name and Address of New Owner:
Lillian Ruth King
2504 Winter Springs Court
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 607312 DEEDWARR
04/06/2021 10:37:05 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20210406-0044751

Send Tax Bills To:
New Owner

This Instrument Prepared By:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 064160D17200CO

WARRANTY DEED

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, **Margaret Jean Tanksley, Trustee of The Margaret Jean Tanksley Living Trust dated February 26, 2016**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lillian Ruth King,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Section Three, Truxton Park of record in Instrument No: 20011024-0116272, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Margaret Jean Tanksley, Trustee, and her successors in trust, of the Margaret Jean Tanksley Revocable Living Trust by Quitclaim Deed from Margaret J. Tanksley, a widow dated February 26th 2016 and recorded March 18th 2016 in Instrument No. 20160318-0025686, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to James C. Tanksley (deceased) and Margaret J. Tanksley, husband and wife by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated October 23rd 2002 and of record in Instrument No. 20011106-0136426, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2504 Winter Springs Court, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 1st day of April, 2021.

The Margaret Jean Tanksley Living Trust dated February 26, 2016

By: Margaret Jean Tanksley (SEAL)
Margaret Jean Tanksley, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of April, 2021, before me personally appeared Margaret Jean Tanksley, Trustee of The Margaret Jean Tanksley Living Trust dated February 26, 2016, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of April, 2021.

GREG CORBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

Notary Signature
My commission expires: 11-8-21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
1st day of April, 2021.

TERESA GLASS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON Comm Expires

Notary Public
My commission expires: 10-23-23
File No. 21-1936