WARRANTY DEED

Karen Johnson Davidson County
Batch# 626863 DEEDWARR
04/30/2021 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $702.63
20210430-0058183

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $189,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/29/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-22

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3700

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Elizabeth Abington Johnson, Tony T. Johnson, and Kimberly A. Johnson	New Owner	142-07-0G-117.00-CO
7241 Highway 70 South Unit 117		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

John Ken King, married, Ashley King, unmarried, Forrest H. King III, married and G. Kevin King, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tony T. Johnson and Kimberly A. Johnson, husband and wife and Elizabeth Abington Johnson, an unmarried woman, as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in Davidson County, Tennessee and being more particularly described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 117 of the Belle Glen Phase II Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Glen ll Condominiums, of record in Instrument No. 20001211-0121937, and as first amended as Instrument No. 20010123-0006937, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Belle Glen Phase II Condominiums as shown on Exhibit Map to the Master Deed as Instrument No. 20001211-0121937, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Forrest H. King, Jr., a single man by Warranty deed from Thomas W. Goad, unmarried of record in Instrument No. 20170530-0053267 Register's Office for Davidson County, Tennessee, dated May 25, 2017 and recorded on May 30, 2017. Forrest H. King, Jr., having died on October 20, 2020, his interest in said property being devised to John Ken King, Ashley King, Forrest H. King, III and G. Kevin King, by Last Will and Testament of record in Case No. 20P2071, Seventh Circuit Court, Probate Division, for Davidson County, Tennessee.

PREMISES IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORs AND/OR THE GRANTORS' SPOUSEs.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 7241 Highway 70 South Unit 117 Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on April 29, 2021.

John Ken King by Elizabeth J. Barnes, Attorney-in-Fact
John Ken King by Elizabeth J. Barnes, Attorney-In-Fact

Ashley King by Elizabeth J. Barnes Attorney-in-fact
Ashley King by Elizabeth J. Barnes, Attorney-In-Fact

Forrest H King III by Elizabeth J Barnes Attorney-in-fact
Forrest H. King, III by Elizabeth J. Barnes, Attorney-In-Fact

G Kevin King by Elizabeth J Barnes, Attorney-in-fact
G. Kevin King by Elizabeth J. Barnes, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Elizabeth J. Barnes,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of John Ken King, Ashley King, Forrest H. King, III and G. Kevin King, for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for John Ken King, Ashley King, Forrest H. King, III and G. Kevin King and is authorized by John Ken King, Ashley King, Forrest H. King, III and G. Kevin King to execute this instrument on their behalf.

Witness my hand and official seal, this April 29, 2021.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2021-3700

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

