When recorded, return to:
Windmill Title, LLC
7103 Bakers Bridge Avenue
Ste. 103
Brentwood, TN 37027
File Number: 2021412R

Karen Johnson Davidson County
Batch# 660335 DEEDWARR
06/21/2021 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,763.05
20210621-0082952

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File Number: 5-12156-RC

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $476,500.00

Affiant

ROBIN BICKET WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 16th day of June, 2021.

Notary Public
My Commission Expires: 6.19.22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert A. King and Judy M. King 8337 Elmcroft Court Nolensville, TN 37135	New Owner	186-04-0A-183.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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,

Sally B. DePasquale, an unmarried woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Robert A. King and Judy M. King, Trustees of the King Revocable Trust dated December 14, 2017, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 255 on the Plan of Final Plat, Burkitt Place, Phase 2E of record in Instrument No. 20070806-0093146, 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 Sally B. Depasquale, an unmarried woman, by Warranty Deed from Brookhaven Development, LLC, a Tennessee limited liability company, dated February 22, 2008 and recorded on February 26, 2008, of record in Instrument No. 20080226-0018856, Register's Office for Davidson County, Tennessee.

☒This is improved property located at: **8337 Elmcroft Court, Nolensville, TN 37135**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage , easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of June, 2021.

GRANTOR:

Sally B DePasquale

Sally B. DePasquale

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sally B. DePasquale, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of June, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

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

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023