WARRANTY DEED

Karen Johnson Davidson County
Batch# 669014 DEEDWARR
07/01/2021 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,742.70
20210701-0088936

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $471,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/25/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/15/25

HANNAH LEWIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
3/15/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3985

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kent Messner and Rebecca H. Messner	New Owner	181-01-0B-180.00-CO
7337 Sugarloaf Drive		
Nashville, TN 37211		

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,

Daniel E. King and Emily A. King, husband and wife

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

Kent Messner and Rebecca H. Messner, husband and wife

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 in Davidson County, Tennessee, being Lot No. 122 on the Plan of Section Three, Addition to Sugar Valley, a Planned Unit Development of record in Plat at Instrument No. 20050629-0074915, 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 Daniel E. King and Emily A. King, husband and wife by Warranty deed from Pael A. Dario, Jr, and wife, Tina Dario of record in Instrument No. 20101013-0082007 Register's Office for Davidson County, Tennessee, dated October 08, 2010 and recorded on October 13, 2010. (Value of consideration shown in aforementioned deed $205,000.00.) Being also known as 7337 Sugarloaf Drive Nashville, Tennessee 37211. Property address being provided for informational purpose only.

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 7337 Sugarloaf Drive Nashville, TN 37211

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 June 25, 2021}.

Daniel E. King

Emily A. King

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Daniel E. King and Emily A. King, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 25, 2021.

Notary Public

My Commission Expires: 10/11/21

File #: 2021-3985

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027



Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-30-21.

Affiant Signature

6-30-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6-30-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON