Please Return to: **Magnolia Title & Escrow** **1104 Fatherland Street** **Nashville, TN 37206** Karen Johnson Davidson County Batch# 669857 DEEDWARR 07/01/2021 03:15:30 PM 3 pgs Fees: $18.00 Taxes: $1,646.50 20210701-0089589	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $445,000.00 Affiant Subscribed and sworn to before me, this 25th day of June, 2021 Notary Public My commission expires: 4/30/22 TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Celeste M. Kurnik **Jason Z. Kurnik**	NEW OWNERS	**07210003500**
1309 Litton Avenue	1309 LITTON AVENUE	
Nashville, TN 37216	NASHVILLE, TN 37216	

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 ACKNOWLEDGE, WE,

Gabrielle King, a single woman and Alaynna F. King, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Celeste M. Kurnik, a single woman and Jason Z. Kurnik, single man

HEREINAFTER CALLED THE GRANTEES, 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 The Westerly 1/2 of Lot No. 21 on the Plan of Map of Keller's Subdivision of record in Plat Book 421, Page 86, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 21 fronts 50 feet on the Northely side of Litton Avenue and extends back 252.75 feet on the Westerly line and 254 feet, more or less on the Easterly line, to a rear line measuring 50 feet.

Being the same property conveyed to Gabrielle King, a single woman, and Alaynna F. King, a married woman, as joint tenants with rights of survivorship, by Warranty Deed from Daniel McClain, married, dated July 2, 2020, of record in Instrument No. 20200708-0073781, Register's Office for Davidson County, Tennessee. Ronald J.King hereby signs to convey any interest he may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1309 Litton Avenue, Nashville, TN 37216.

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 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.

Date: 6/24/21
Gabrielle King

Date: 6/24/21
Alaynna F. King

Date: 6/24/2021
Ronald J. King

STATE OF Louisiana

COUNTY OF St Tammany

Personally appeared before me, a Notary Public of said County and State, Gabrielle King and Alaynna F. King and Ronald J. 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 that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June, 2021.

NOTARY PUBLIC

LISA S. HARRIS, Notary #67593
NOTARY PUBLIC
STATE OF LOUISIANA
PARISH OF ST. TAMMANY
My Commission Expires Upon Death

My Commission Expires:_____

Certificate of Authenticity

I, Elizabeth Yerger, 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 June 24, 2021.

Date

Affiant Signature

June 24, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of June, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON