WARRANTY DEED

Karen Johnson Davidson County
Batch# 669959 DEEDWARR
07/02/2021 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20210702-0089716

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
LAND TITLE SOUTH, INC., 3326 ASPEN GROVE DR., SUITE 400, FRANKLIN, TN 37067

File No.: 21-CD-354

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Akilah L King and Natasha R Clifton	New Owners at	060 12 0 244.00
(NAME) 200 B Sunset Dr.	(NAME) Property Address	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Forty-Five Thousand And No/100 Dollars ($445,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHRISTOPHER MARK HANIE, JR., AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AKILAH KING, AN UNMARRIED WOMAN AND NATASHA CLIFTON, A MARRIED WOMAN , 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 Lot No. 20, of Block "C" on the Plan of Highland Park of record in Plat Book 974, Page 33, 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 Christopher Mark Hanie, Jr., unmarried man, by Warranty Deed, from Urban Dwell Homes, LP, a Tennessee limited partnership, dated May 31, 2019, recorded June 3, 2019, of record in Instrument No. 20190603-0052231, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 200 B Sunset Dr., Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 30 day of June, 2021.

Christopher Mark Hanie, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30 day of June, 2021, before me personally appeared Christopher Mark Hanie, Jr., an unmarried man to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 30 day of June, 2021.

Commission Expires: _____

DEBORAH J. BLACK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-16-2025

Notary Public

Certificate of Authenticity

I, Holly A Mason, 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.

Date

Affiant Signature

6/30/21
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 30th day of June, 2021.

Notary's Signature

My Commission Expires: 1-6-25
Date

Notary's Seal (if on paper)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY