WARRANTY DEED

Karen Johnson Davidson County
Batch# 707235 DEEDWARR
08/30/2021 03:59:50 PM 2 pgs
Fees: $13.00 Taxes: $1,243.20

20210830-0116902

W-KW-21-904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Start, LLC	NEW OWNER	
(NAME)	(NAME)	
1622 Vineland Dr.		091-06-0-044.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **EZRA LESTER KING, JR. AND DANNY RAY KING AND RONALD DAVID KING AND ROBERT ALEX KING AND JULIA MAE FIETH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **START, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Certain tract or parcel of land in Davidson County, State of Tennessee, de-scribed as follows to wit:

Being Lot No. 2 in West Park Subdivision, as of record in Book 2331, Page 17, said Register's Office.

Said Lot No. 2 fronts 54.5 feet on the Westerly side of Marilyn Road and runs back 200 feet on the Northerly line and 198.3 feet on the Southerly line, to a dead line, measuring 36.6 feet thereon.

Being the same property conveyed to Ezra L. King and wife, Geneva H. King, by Warranty Deed from Brentwood Homes, Inc. of record in Book 2436, Page 191, Register's Office for Davidson County, Tennessee, dated June 09, 1955.

Said Ezra L. King became deceased on April 20, 2013, vesting Geneva H. King as surviving tenant. Said Geneva H. King became deceased on August 14, 2020, survived by Ezra Lester King, Jr., Danny Ray King, Ronald David King, Robert Alex King, and Julia Mae Fieth.

The said Ezra Lester King, Jr., Danny Ray King, Ronald David King, Robert Alex King, and Julia Mae Fieth are named as heirs-at-law as stated in the affidavit of heirship of record in Instrument No. 20210830-0116901

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Book 2331, Page 17, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2399, Page 441, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **904 Marilyn Road, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 26th DAY OF AUGUST, 2021.

Ezra Lester King, Jr.

Danny Ray King

Ronald David King

Robert Alex King

Julia Mae Fieth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EZRA LESTER KING, JR., DANNY RAY KING, RONALD DAVID KING, ROBERT ALEX KING, AND JULIA MAE FIETH, the within named bargainor, 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 and official seal, this the 26th of August, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212