File 34999-8

BOX 14

Karen Johnson Davidson County
Batch# 708288 DEEDWARR
09/01/2021 11:43:32 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20210901-0117854

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of August, 2021.

Notary Public

My commission expires: 11/6/2024

SHERRI KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Britton Nosbisch and Loren Nosbisch	**Capstar Bank**	**161-06-0-033.00**
617 Woodett Drive	**2002 Richard Jones Rd., Ste. 300A**	
Nashville, TN 37211	**Nashville, TN 37215**	

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 ACKNOWLEDGED, WE,

Kimberly R. King and Steven M. King, Trustees of The King Family Trust, UA 03-13-03

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

Britton Lane Nosbisch and Loren Briana Nosbisch, husband and wife

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, described as follows:

Tract 1: Being lot 90 on the Plan of McMurray Woods, Section Two, as of record in Book 3300, page 17, Regisers Office Davidson County, Tennessee and

Tract 2: Being Reserve Parcel "A" on the Plan of McMurray Woods, Section 2, as of record in Book 3300, page 17.

Said Reserved Parcel "A" fronts 79.22 feet on the westerly side of Ashley Drive and extends back 205 feet on the northerly line and 250 feet on the southerly line to a dead line, measuring 63.80 feet thereon.

Being all of the same property conveyed to Hoyte M. Robinson and wife, Martha G. Robinson by Deed dated December 27, 1977, from Marvin P. Foster and wife, Shirley P. Foster as of record in Book 5237 Page 579, Register's Office for Davidson County, Tennessee. Hoyte M. Robinson having since died on September 24, 2009, leaving Martha G. Robinson as the surviving tenant by the entirety. The said Martha G. Robinson having since died testate on November 5, 2012. The said property was devised to Martha Kimberly Robinson King by the Last Will and Testament of Martha Gunn Robinson of record in Case No. 13P-42 in the Seventh Circuit Court for Davidson County, Tennessee and of record in Instrument No. 20130917-0098038, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Kimberly R. King and Steven M. King, Trustees of The King Family Trust, UA 03-13-13 by Quitclaim Deed dated October 16, 2015, from Kimberly R. King of record in Instrument No. 20151020-0106533, Register's Office for Davidson County, Tennessee.

Martha G. Robinson being one and the same person as Martha Gunn Robinson.

Martha Kimberly Robinson King being one and the same person as Kimberly R. King.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Plan of Record in Plat Book 3300, page 17, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3279, Page 205, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 617 Woodett 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 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.

Witness my/our hand(s) this 27th day of August, 2021.

The King Family Trust

By: _____
Kimberly R. King, Trustee

By: _____
Steven M. King, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Steven M. King and Kimberly R. King with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of the King Family Trust, and are authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 27th day of August, 2021.

RUSSELL V. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

_____
Notary Signature
My commission expires:

File #: 21-590
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027