WARRANTY DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

O-EI-21-4120-4122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.2.22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 721884 **DEEDWARR**
09/22/2021 01:06:48 PM 2 pgs
Fees: $13.00 Taxes: $462.50

20210922-0127488

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Kasey C. King and Lauren Ashley King	**New Owner**	
(NAME)	(NAME)	**06409031600 & 06409031700**
737 Ocean View Blvd		
(ADDRESS)	(ADDRESS)	
Pacific Grove, CA 93950		
(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, **ABEL CONSTRUCTION GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KASEY C. KING AND WIFE, LAUREN ASHLEY KING,** 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:

Lot(s) 23 and 25, Block B of Hadley's Bend City, as shown on plat of record in Plat Book 421, Page 120, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Abel Construction Group, LLC, a Tennessee Limited Liability Company from Abel Construction Group, LLC, a Tennessee Limited Liability Company by Quit Claim Deed of record in Instrument No. 20210305-0029394, in the Register's Office of Davidson County, Tennessee, dated March 3, 2021 and recorded March 5, 2021. (Lot 23)

Being the same property conveyed to Abel Construction Group, LLC, a Tennessee Limited Liability Company from Abel Construction Group, LLC, a Tennessee Limited Liability Company by Quit Claim Deed of record in Instrument No. 20210305-0029395, in the Register's Office of Davidson County, Tennessee, dated March 3, 2021 and recorded March 5, 2021. (Lot 25)

Being the same property conveyed to Abel Construction Group, LLC, a Tennessee Limited Liability Company from James R. Alcorn by Warranty Deed of record in Instrument No. 20210304-0028294, in the Register's Office of Davidson County, Tennessee, dated March 2, 2021 and recorded March 4, 2021.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to Plat of record in Book 421, Page 120, 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 property known as: **4120 & 4122 Union St, Old Hickory, Tennessee 37138**.

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 20th DAY OF SEPTEMBER, 2021.

Abel Construction Group, LLC, A Tennessee Limited Liability Company

BY: _____
Ben Dubose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEN DUBOSE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the of ABEL CONSTRUCTION GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of September, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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