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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 722088 DEEDWARR
09/23/2021 08:32:11 AM 2 pgs
Fees: $13.00 Taxes: $462.50
20210923-0127777

WARRANTY DEED

Address New Owner(s):
Clay Allen King etux
4307 Woods Street
Old Hickory, TN 37138

Send Tax Bills to:
NEW OWNERS

Map/Parcel: 06413003600

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Anthony King, Sr. and wife, Frankie Sue King**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey all of our interest unto **Clay Allen King and wife, Olivia Layne King,** hereinafter called the Grantee, his 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. 24 on the Plan of Berryville, W. A. Bryan's Subdivision of the Berry Tract, as of record in Book 831, page 226, Register's Office for Davidson County, Tennessee, described as follows:

Lot No. 24 of Block No. 3 fronts 50 feet on the westerly side of Wood Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Anthony King, Sr. and Frankie Sue King by Quitclaim Deed from Larry H. Hager, Trustee, dated April 8, 2003, and filed at Instrument No. 20030408-0046378, Register's Office for said County.

THIS conveyance is further subject to: Taxes for 2022 and subsequent years and any easements, restrictions and zoning regulations which may be applicable.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other such statute.

This is improved property known as: 4307 Woods Street, Old Hickory, TN 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, his heirs and assigns forever; and we do covenant with said GRANTEE 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 GRANTEE, his 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) as on the date shown on the Notary forms.

Anthony King, Sr.

Frankie Sue King

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony King, Sr. and Frankie Sue King, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this the 20th day of September, 2021.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 6-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me this 20th day of September, 2021.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 6-8-2022