Karen Johnson Davidson County
Batch# 738602 DEEDWARR
10/18/2021 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,816.70
20211018-0139500

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $491,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2021.

_____
Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. G21-14150

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Taylor Huddleston King (NAME)	US Community Credit Union (NAME)	146-11-2
5024 Ragland Drive (STREET ADDRESS)	2622 Old Lebanon Road (STREET ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Pamela J. Eastman, Executor of Estate of Doris W. Covington**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taylor Huddleston King and Patrick Ryan King, wife and husband**, 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. 30 on the Plan of Ragland Estates, as of record in Plat Book 2663, page 104, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William H. Covington and wife, Doris W. Covington by Deed dated April 15, 1985 from E. T. Mangrum and wife, Cornelia Irene Mangrum, recorded April 18, 1985, in Book 6536, Page 446, in the Official Records of Davidson County, Tennessee. The said William H. Covington having since died November 23, 2019, leaving title vested in Doris W. Covington as surviving tenant by the entirety. The said Doris W. Covington having since died testate August 20, 2020. Pursuant to the Last Will and Testament for Doris W. Covington, Probate No. 20P14852, said Last Will and Testament, Pamela Jo Eastman was appointed Executor of the Estate and was authorized by an Order filed September 21, 2021 to sell the subject property on behalf of the estate.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5024 Ragland Drive, Nashville, TN 37220.

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. Whenever 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 14th day of October, 2021.

Estate of Doris W. Covington

By: Pamela J. Eastman

Pamela J. Eastman, Executor

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Pamela J. Eastman, Executor of Estate of Doris W. Covington, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of October, 2021.

Notary Public

My Commission Expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 10-14-21 (date of document).

Affiant Signature

10/14/21
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 14th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY