Karen Johnson Davidson County
Batch# 747864 DEEDWARR
11/02/2021 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $321.90
20211102-0146571

Prepared By & Return To:
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072
21-1550TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of October, 2021.

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Notary Public
Commission Expiration: 4/17/2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Javier Penaflor 320 Welch Road, Unit G-5 Nashville, TN 37211	SAME AS NEW OWNER.	133-15-0A-014.00

WARRANTY DEED

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, I, **Larry King, Jr., unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Javier Penaflor, married,** 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:

Property known as: 320 Welch Road, Unit G-5 Nashville, TN 37211, County of ~~FD~~ Davidson County, TN

A certain Condominium apartment known as Unit No. G-5 of Pagoda Condominiums, created by Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotates, and as established by a Master Deed of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference to Master Deed for Pagoda Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Larry King, Jr., an unmarried man, by Warranty Deed from David Highsmith, an unmarried man, dated 12/05/2018 and recorded 12/06/2018 in Instrument No. 20181206-0118895, Register's Office for Davidson County, Tennessee. The said Larry King, Jr. is also known as Larry King.

Tax Map and Parcel ID: 133-15-0A-014.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 320 Welch Road, Unit G-5, 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, 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. 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 hand this 15th day of October, 2021.

Larry King, Jr.

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this 15th day of October, 2021, before me personally appeared **Larry King, Jr.**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 15th day of October, 2021.

Notary Public
Commission Expiration:

NATALIE K. BASSHAM
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
February 24, 2025
COUNTY OF HAMILTON

LTE File No.: 21-1550TN

Tennessee Certification of Electronic Document

I, Melissa Lee, 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 10/15/2021 (date of document).

Affiant Signature

10/28/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/20/2025

NOTARY'S SEAL

