Karen Johnson Davidson County
Batch# 756334 DEEDWARR
11/16/2021 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20211116-0152694

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF October, 20___. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBER
GEM PROPERTIES TRUST	Jeffrey Mobley	
(NAME)	(NAME)	
1943 B Kimbark Drive	Same	131-02-3F-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **PAUL F. T. EDWARDS, TRUSTEE OF THE BLAKE KING 2020 TRUST UAD NOVEMBER 18, 2020**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO _____, **TRUSTEE OF THE GEM PROPERTIES TRUST UAD OCTOBER _____, 2021,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1943 Kimbark Drive Cottages, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180725-0072639 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Kenneth Wayne King, married by Warranty Deed from Volunteer Builders, LLC a Tennessee limited liability company, of record in Instrument No. 20190517-0046496, Register's Office for Davidson County, Tennessee, dated May 16, 2019.

Being the same property conveyed to Paul F. T. Edwards, Trustee of the Blake King 2020 Trust by Quitclaim Deed from Kenneth Wayne King of record in Instrument No. 20210111-0004455 Register's Office for Davidson County, Tennessee, dated November 30, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1943 B Kimbark Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 21st day of October, 20 21

THE BLAKE KING 2020 TRUST UAD NOVEMBER 18, 2020

BY: _____

PAUL F. T. EDWARDS, TRUSTEE

STATE OF Tennessee

COUNTY OF Shelby

Personally appeared before me, the undersigned notary public, Paul F. T. Edwards with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the **Blake King 2020 Trust**, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 21st day of October, 20 21.

Commission expires:

LISA SISSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 01-28-2023

_____
Notary Public

Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 _____ (date of document).

_____
Affiant Signature

_____
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this _____ day of _____, 2_____.

_____
Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

