PREPARED BY (AND RETURN TO):

WILKINS AND IVEY ATTORI

Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 764718 DEEDWARR
12/01/2021 02:56:20 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20211201-0159160

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62030
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Korey Louis Steakley Valerie Schwetschenau Steakley 6864 River Ridge Drive Nashville, TN 37221	Accopia, LLC, ATIMA, ISAOA 306 Northcreek Blvd, Suite 100 Goodlettsville, TN 37072

TAX MAP PARCEL NUMBERS: 141150C05000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$475,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roger A. King and wife, Terry K. King**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Korey Louis Steakley and Valerie Schwetschenau Steakley, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Rolling River Estates, Phase 9, of record in Book 6200, page 52, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Roger A. King and wife, Terry K. King, by Warranty Deed from Charles Goldman and wife, Donna H. Goldman, dated April 30, 1993 and recorded on May 4, 1993, of record in Book 8936, page 32, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 6200, page 52, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 4892, page 689, Book 4892, page 679, Book 6298, page 934, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Rolling River Estates, Inc. of record in Book 4892, page 671, amended in Book 8276, page 552, Register's Office for Davidson County, Tennessee.

This is improved property, known as 6864 River Ridge Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of November, 2021.

Roger A. King

Terry K. King

State of Tennessee

County of Davidson

On this 30th day of November, 2021, before me the undersigned authority, personally appeared Roger A. King and Terry K. King, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $475,000.00.

Affiant

Sworn and subscribed before me this 30th day of November, 2021.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary