Karen Johnson Davidson County
Batch# 793748 DEEDWARR
01/21/2022 09:48:35 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20220121-0007972

This Instrument Prepared By,
And When Recorded, Return To:
Saddle Creek Title, LLC
756 Ridge Lake Blvd., Suite 120
Memphis, Tennessee 38120

WARRANTY DEED

THIS INDENTURE is made and entered into this 16 day of December, 2021, by and between Rebecca Lynn King, a widow, party of the first part, and NHB, LLC, a Tennessee Limited Liability Company, party of the second part,

WITNESSETH: That for and in consideration of the purchase price, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of all is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

Lot 58, Section IV, Seven Oaks Subdivision, as shown on plat of record in Plat Book 2133, Page 105, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 58 fronts 100 feet on the northerly side of Dempsey Place and extends back between lines, 206.5 feet on the easterly side and 255.5 feet on the westerly side to an irregular line in the rear on which it measures 190.6 feet.

Being the same property conveyed to Donald R. King and wife, Rebecca Lynn King by Deed dated July 28, 1972 from Andrew Jackson Smith, Jr. and wife Delores Ann Smith, recorded July 31, 1972, in Book 4623, Page 618, in the Official Records of Davidson County, Tennessee. The said Donald R. King having died on or about November 21, 2021 in Williamson County, Tennessee, and Rebecca Lynn King and Donald R. King were continuously married from the date of the acquisition of the above described property until the date of death of deceased, and the said name of survivor conveys as surviving tenant by the entireties.

Please note: This property is being used for investment purposes. It is not the primary marital residence of the Grantor/Grantee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, except for unpaid City and County Taxes which are not yet due and payable and except for the following: subdivision restrictions, building lines and easements of record in Plat Book 2133, Page 105, in the Shelby County Register's Office, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

See Attached Signature Page.

Rebecca Lynn King
By: Rebecca Lynn King

CATHY CLAXTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Rebecca Lynn King, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 16 day of December, 2021.

Cathy Claxton
Notary Public

My Commission Expires:
3-7-23

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $195,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17 day of December, 2021.

KRISTEN WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-22-2023

NOTARY PUBLIC

My Commission Expires:

Tax Parcel: 120-10-0-030

Property Address: 1208 Dempsey Drive, Nashville, TN 37217

Name & Address of Owner and Mail Tax Bills to:
NHB, LLC
1850 Poplar Crest Cove, Suite 202
Memphis, TN 38119