WARRANTY DEED

Karen Johnson Davidson County
Batch# 806904 DEEDWARR
02/16/2022 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20220216-0018167

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.3.2025

(AFFIX SEAL)

COUNTY OF DAVIDSON NOTARY PUBLIC STATE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clyde L. Bond, Jr. et. ux.	Clyde L. Bond, Jr. et. ux.	05815002200
(NAME)	(NAME)	
4220 Kings Ct	4220 Kings Ct	
(ADDRESS)	(ADDRESS)	
Nash, TN 37218	Nash, TN 37218	
(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, **Gladys S. Bond, single**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Clyde L. Bond, Jr. and wife, Patricia V. Bond,** 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. 13 on the Plan of Royal Crest Subdivision as of record in Book 3700, Page 86, amended in Book 4407, Page 176, R.O.D.C. Said lot fronts 188 feet on the easterly side of Kings Court and runs back 268.01 feet on the south line and 199 feet on the north line, to a broken line in the rear and measures 196.75 feet.

Being the same property conveyed to Clyde Bond and wife, Gladys Bond, by virtue of that certain Installment Deed dated January 29, 1969, and being of record at Book 4306, Page 408 and re-recorded in Book 4308, Page 166 in the Register's Office of Davidson County, Tennessee. Installment has been released in Book 4395, Page 747, in the said Register's Office. Clyde Bond died on May 3, 1975 leaving Gladys Bond as the remaining tenant by the entirety. Gladys Bond and Gladys S. Bond are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, 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 4220 Kings Ct. Nashville, TN 37218
(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 3 day of February, 2022.

Gladys S. Bond by Ronald S. Bond Attorney in Fact

Gladys S. Bond by Ronald S. Bond, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Hamilton

On this day of February, 2022, before me personally appeared Ronald S Bond to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Gladys S. Bond and acknowledged that he executed the same as the free act and deed of the said Gladys S. Bond.

WITNESS my hand and official seal at office this 3 day of February, 2022.

Notary Public

My Commission Expires: 7/30/2025

JOANNA ELMER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 2/4/22.

Affiant Signature

2/4/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th day of February, 2022.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-22