Karen Johnson Davidson County
Batch# 825355 DEEDWARR
03/21/2022 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,328.30
20220321-0032150

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

ANDREANA INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Victoria King and Rashad Dean	VICTORIA KING AND RASHAD DEAN	Parcel ID: 049 09 0A 005.00
(NAME) 5304 Buena Vista Pike	(NAME) 5304 BUENA VISTA PIKE	
(ADDRESS) Nashville, TN 37218	(ADDRESS) NASHVILLE TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Nikeyta Darden, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Victoria King and Rashad Dean, as Joint Tenants with Rights of Survivorship**, 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 5, Creekside subdivision, "A Cluster Lot Subdivision", as shown on plat of record in Instrument No. 20040122-0008741, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nikeyta Darden, by Quitclaim Deed from Michael Cox and Nikeyta Darden, of record in Instrument No. 20210708-0092212, in the Register's Office of Davidson County, Tennessee, dated July 08, 2021 and recorded on July 08, 2021.

Being the same property conveyed to Michael Cox and Nikeyta Darden, by Warranty Deed from James Robert Osborne, single man, of record in Instrument No. 20201110-0132657, in the Register's Office of Davidson County, Tennessee, dated October 29, 2020 and recorded on November 10, 2020.

Being the same property conveyed to James Robert Osborne, by Quitclaim Deed from Augusta Belle Osborne, of record in Instrument No. 20141110-0103785, in the Register's Office of Davidson County, Tennessee, dated November 05, 2014 and recorded on November 10, 2014.

Being the same property conveyed to James R. Osborne and wife, Augusta B. Osborne, by Warranty Deed from Affordable Housing Resources, Inc., of record in Instrument No. 20061115-0141668, in the Register's Office of Davidson County, Tennessee, dated November 08, 2006 and recorded on November 15, 2006.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5304 Buena Vista Pike, Nashville, TN 37218

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 our hands this 24TH day of FEB, 22

Nikeyta Darden

Nikeyta Darden

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Nikeyta Darden, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of February, 2022.

Notary Public

My Commission Expires: 1-5-2026

(SEAL)

ERIC B HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 February 24, 2022.

2/25/22

R. HOUSTON AKIN **DATE**
MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 25th day of February, 2022

Teresa Morgan
Notary's Signature

My Commission Expires: 7/3/2023

Notary's Seal:

