Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 829311 DEEDWARR
03/28/2022 09:01:49 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20220328-0035132

Prepared By & Return To:
Tennessee Title Services LLC-Mt. Juli
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-22-1187

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERA... OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of March, 2022

Notary Public

Commission Expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ariel R. King 327 Huntington Ridge Drive Nashville, TN 37211	6116 Dunzo Drive Raleigh, NC 27617	161-11-0A-176.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

Lanora E. Bryant, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ariel R. King, married

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 Unit No. 176 on the Plat of Huntington Ridge Townhouse, of record in Plat Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lanora E. Bryant, unmarried , by Warranty deed from Michael Dennis Wiley, Jr., unmarried, of record in Instrument No. 20170328-0029937 Register's Office for Davidson County, Tennessee, dated March 24, 2017 and recorded on March 28, 2017. (Value of consideration shown in aforementioned deed $155,000.00.)

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 327 Huntington Ridge Drive, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 327 Huntington Ridge Drive, Nashville, TN 37211

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 so 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.

Dated this the 24th day of March, 2022.

Lanora E. Bryant

STATE OF TENNESSEE
COUNTY OF WILSON

On this 24th day of March, 2022, before me personally appeared Lanora E. Bryant, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of March, 2022.

Notary Signature
My commission expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06 28 2025
COUNTY OF WILSON