Karen Johnson Davidson County
Batch# 842471 DEEDWARR
04/20/2022 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $6,826.50
20220420-0045519

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Robert Gonzalez, III & Craig Garmendia
3123 Parthenon Ave
Nashville, TN 37203

SEND TAX BILL TO:

New Owner

MAP/PARCEL 104-02-1G-003.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Neil B. King, an unmarried man, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Robert Gonzalez, III and Craig Alexander Garmendia, spouses married to each other, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 3 of The Acropolis (formerly known as Acropolis Townhomes), a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Acropolis Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070719-0086032, as amended in Instrument 20090701-0061359, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Acropolis Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20070719-0086032, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Neil B. King by Warranty Deed from Timothy W. Estes and Jalayne M. Tradler-Estes, husband and wife of record in Instrument No. 20210519-0067897, Register's Office for Davidson County, Tennessee, dated May 12, 2021 and recorded on May 19, 2021.

This is improved property known as: **3123 Parthenon Ave, Nashville, Tennessee 37203.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that

the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 11 day of April, 2022.

WITNESS MY HAND on this the 11 day of April, 2022.

Neil B. King

Neil B. King

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Hamilton

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Neil B. King,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 11 day of April, 2022.

NOTARY PUBLIC

KAREN S. McCOLPIN STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

My Commission Expires: 6-11-2023

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $1,845,000.00.

AFFIANT

Subscribed and sworn to before me this the 11TH day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 3-2-25

File No: 220133

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 April 11, 2022.

Affiant Signature

04/11/2022
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 11TH day of April, 2022.

Notary Public

Notary's Seal:

