Karen Johnson Davidson County
Batch# 865425 DEEDWARR
06/01/2022 08:42:05 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20220601-0062941

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, ,

File No.: NAS0801-22

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
ESW Of TN, LLC	ESW Of TN, LLC	094-02-0-177.00
(NAME) ~~607 S 19th St~~ 132 Shorecrest Circle	(NAME) ~~607 S 19th St~~ 132 Shorecrest Circle	
(ADDRESS) ~~Hendersonville TN 37075~~ Nashville, TN 37206	(ADDRESS) ~~Hendersonville, TN 37075~~ Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eighty-Five Thousand And No/100 Dollars ($285,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHARLES KING AND NORMA KING, DIVORCED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ESW OF TN, LLC,** 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:

TRACT NO TWO: Being the rear or northerly 50 feet of Lot No. 114 on the Plan of the United Electric Railway's Addition to East Nashville, as of record in Book 161, page 8, of the Register's Office for Davidson County, Tennessee. Said part of said lot begins in the easterly margin of 19th Street at a point 100 feet northerly from the northeast corner of Ashworth or Eastside Avenue and 19th Street, and running thence northerly with said 19th Street, 50 feet to an alley; thence easterly with said alley, 50 feet to the northwest corner of Lot 113, thence south with the said westerly line of Lot 113, 50 feet; thence westerly and parallel with said alley, 50 feet to the beginning.

Being the same property conveyed to Charles King and wife, Norma King by Warranty deed from Charles R. Jennings and wife, Janice A. Jennings of record in Book 8021, page 409, Register's Office for Davidson County, Tennessee, dated December 12, 1989 and recorded on January 08, 1990.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-ESW-22-607

This is:

unimproved ☐

improved ☒ property, known as 607 S 19th St, Nashville, TN 37206

(House No.) (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 our hands this 24th day of May, 2022.

Charles King

Norma King

State of Tennessee
County of Davidson

On this 24th day of May, 2022, before me personally appeared Charles King and Norma King, 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 (or person's) free act and deed.

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

Notary Public

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY