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

Karen Johnson Davidson County
Batch# 867025 DEEDWARR
06/03/2022 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20220603-0064277

ADDRESS NEW OWNER:
Kelly King & Yulia King
5649 Chestnutwood Trail
Nashville, TN 37076

SEND TAX BILL TO:

New Owner

MAP/PARCEL 098-05-0A-098.00-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, **Benjamin Voytas, a married man, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Kelly King and Yulia King, husband and wife, 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 Lot No. 81 on the Plan of Section Four, Hampton Hall of record in Plat Book 11700, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin Voytas, an unmarried man by Warranty deed from Jeremy McClendon, a married man of record in Instrument No. 20191008-0102853 Register's Office for Davidson County, Tennessee, dated October 04, 2019 and recorded on October 08, 2019.

This is improved property known as: **5649 Chestnutwood Trail, Nashville, Tennessee 37076.**

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 31st day of May, 2022.

WITNESS MY HAND on this the 31st day of May, 2022.

Benjamin Voytas

Juliana Voytas

STATE OF TENNESSEE
COUNTY OF Wilson

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

WITNESS my hand and official seals at office this 31st day of May, 2022.

NOTARY PUBLIC

JENNIFER JONES
Notary Public At Large
WILSON COUNTY, TN

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF Williamson

The actual value or consideration, whichever is greater, for this transfer is $465,000.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of May, 2022.

NOTARY PUBLIC

My Commission Expires: 12-18-28

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No: 220199

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 31, 2022.

J. Carlton Drumwright

May 31, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 31, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY