Karen Johnson Davidson County
Batch# 869959 DEEDWARR
06/13/2022 11:30:30 AM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20220613-0066923

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. File No. 37074-05-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00. Affiant Subscribed and sworn to before me this 31st day of May, 2022. Notary Public My Commission Expires:

KELLY M. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 3, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information: Map and Parcel No.:
Timothy Lankford Elizabeth P. Lankford 4112 Outer Drive Nashville, TN 37204	Timothy Lankford Elizabeth P. Lankford 4112 Outer Drive Nashville, TN 37204	132 01 0 199.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roger Duane Clark, as Successor Trustee of the Kona Key Revocable Trust under agreement dated August 27, 2013, as amended January 1, 2021 ("Grantor")**, has this day bargained and sold, and does hereby transfer and convey to **Timothy Lankford and wife Elizabeth P. Lankford (collectively, "Grantees")**, their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4112 Outer Drive, Nashville, Davidson County, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of May, 2022.

GRANTOR:

, Trustee

Roger Duane Clark, as Successor Trustee of the
Kona Key Revocable Trust
under agreement dated August 27, 2013,
as amended January 1, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Roger Duane Clark, as Successor Trustee of the Kona Key Revocable Trust under agreement dated August 27, 2013, as amended January 1, 2021, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2022.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Rolling Meadows, of record in Plat Book 1424 pages 98 and 99, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kris Wiatr as Trustee of the Kona Key Revocable Trust u/a/d August 27, 2013, by Warranty Deed from James A. Thomas and wife, Sloan A. Thomas, of record in Instrument No. 20130912-0096432, in the Register's Office of Davidson County, Tennessee, dated September 03, 2013 and recorded on September 12, 2013. By First Amendment to Revocable Trust Agreement for Kona Key Trust dated January 1, 2021, Kris Wiatr was removed as Trustee and replaced by Roger Duane Clark.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2022 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rolling Meadows, as recorded in Plat Book 1424, Page(s) 98 and 99.
3. Agreement for License as set forth in instrument recorded in Instrument No. 20130912-0096434. (a)

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 5/31/22.

George E. Mudter, Jr.
Dated 5/31/22

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 5/31/22

My commission expires 10/2/2023

