Karen Johnson Davidson County
Batch# 877120 DEEDWARR
06/24/2022 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20220624-0072297

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 09/02/2024

File No. DD-22-2303

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kings Lane Church of Christ	New Owner	
(NAME) 3268 Kings Lane	(NAME)	059-00-0-163.00
(ADDRESS) Nashville, TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Tiffany Banks, Successor Trustee of Langston Still Living Trust dated June 30, 2021**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kings Lane Church of Christ**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property located in the 13th Civil District of Davidson County, Tennessee, and more particularly as follows:

Beginning at an iron stake in the Northerly margin of Kings Lane, the common front corner of the property herein conveyed and the one acre tract vested in R. W. Hartman, et al, Trustees; thence North 6 degrees 45 minutes a distance of 346.0 feet to an iron stake; thence North 84 degrees 45 minutes East along the rear line a distance of 130.0 feet; thence South 6 degrees 42 minutes East a distance of 333.57 feet to a point in the Northerly margin of King's Lane; thence Southwestwardly along the Northerly margin of King's Lane a distance of 130.0 feet to an iron stake, same being the point of beginning and containing one acre more or less.

Being the same property conveyed to Langston Still and wife, Daisy I. Still by Warranty deed from Earl Parker, James Gann and Tommy Fulcher, Trustees of the King's Lane Church of Trust of record in Book 4381, page 829, Register's Office for Davidson County, Tennessee, dated November 13, 1969 and recorded on November 24, 1969.

Being the same property conveyed to Langston Still, Trustee of the Langston Still Living Trust dated June 30, 2021, and any amendments thereto by Quitclaim deed from Langston Still of record in Instrument No. 20210722-0098566 Register's Office for Davidson County, Tennessee, dated July 17, 2021 and recorded on July 22, 2021.

This is property more commonly known as 3268 Kings Lane, Nashville, TN 37218.

DD 22-2303 Warranty Deed

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 17th day of June, 2022.

Langston Still Living Trust dated June 30, 2021

By: Tiffany Banks Successor Trustee
Tiffany Banks, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of June, 2022, before me personally appeared Tiffany Banks, Successor Trustee of The Langston Still Living Trust dated June 30, 2021, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged herself to be the Successor Trustee of The Langston Still Living Trust dated June 30, 2021, and that she as such Successor Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Tiffany Banks, as Successor Trustee.

Witness my hand, at office, this 17th day of June, 2022.

Leslie Garside
Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, DEBORAH DEVINE, 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 JUNE 17, 2022.

Date

Affiant Signature

JUNE 20, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of JUNE, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)