Karen Johnson Davidson County
Batch# 878941 DEEDWARR
06/27/2022 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220627-0073561

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022

(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

DM-KK-22-4122

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeremy Rawls	Jeremy Rawls	
(NAME) **4122 Union Street**	(NAME) 4122 Union Street	**064 09 0 317.00**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KASEY C. KING AND WIFE, LAUREN ASHLEY KING**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEREMY RAWLS, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 25, Block B of Hadley's Bend City Subdivision of record in Plat Book 421, Page 120, 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 part of the same property conveyed to Kasey C. King and wife, Lauren Ashley King, by Warranty Deed from Abel Construction Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210922-0127488, in the Register's Office of Davidson County, Tennessee, dated September 20, 2021 and recorded on September 22, 2021.

This conveyance is subject to:
- Taxes for 2022 and subsequent years, a lien not yet due and payable.
- Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 064 09 0 317.00
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hadley's Bend City, as recorded in Plat Book 421, Page(s) 120.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4122 Union Street, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 22 DAY OF JUNE, 2022.

Kasey C. King by Kellen Nascimento as Attorney-in-Fact
Kasey C. King by Kellen Nascimento as Attorney-in-Fact

Lauren Ashley King by Kellen Nascimento as Attorney-in-Fact
Lauren Ashley King by Kellen Nascimento as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLEN NASCIMENTO, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KASEY C. KING AND LAUREN ASHLEY KING, and who acknowledged he/she/they executed the same as the free act and deed of the said KASEY C. KING AND LAUREN ASHLEY KING.

Witness my hand and official seal, this the ~~29th~~ 22nd of June, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Cari Allen, 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 6-22-22.

Affiant Signature

6-22-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd day of June, 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 9/8/2025