This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17701-AP

Karen Johnson Davidson County
Batch# 885091 DEEDWARR
07/06/2022 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20220706-0077982

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2022.

Notary Public
My Commission Expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William H. Davenport Kyoko Caitlyn Eng 1131 Sharpe Ave Nashville, TN 37206	New owner	083-01-0-325

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Bethany A. King, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **William H. Davenport and Kyoko Caitlyn Eng, joint tenants with full right of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 and the easterly 12 feet of Lot No. 8 on the Plan of Greenway of record in Plat Book 421, Page 110, 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 Bethany A. King, unmarried woman, by deed from Timothy James Hohman and Laura Anne Hohman, husband and wife, of record in Instrument No. 20170807-0080401, Register's Office for Davidson County, Tennessee, dated August 3, 2017 and recorded on August 7, 2017.

Luke Horanski joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is improved property located at: **1131 Sharpe Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 this 30th day of June, 2022.

GRANTOR:

Bethany A. King

Luke Horanski

STATE OF FLORIDA
COUNTY OF Hillsborough

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bethany A. King and Luke Horanski, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of June, 2022.

ANNETTE HAYNES
Notary Public - State of FLORIDA
Hillsborough County
Commission # HH 109042
My Commission Expires Mar. 24, 2025

Notary Public
My Commission expires: March 24, 2025

202207060077982

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/30/22 (date of document).

Affiant Signature

7/6/22
Date

State of Tennessee

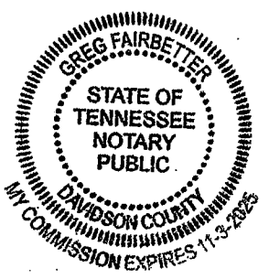
County of Davidson

Sworn to and subscribed before me this 6th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212