Karen Johnson Davidson County
Batch# 886036 DEEDWARR
07/08/2022 11:15:05 AM 2 pgs
Fees: $13.00 Taxes: $1,535.13
20220708-0078861

WARRANTY DEED

DIANA K GALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSFER IS $414,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

DM-ARG-22-4120

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)
Corey Streeter and Kristin Streeter	**American Pacific Mortgage Corp.**	
(NAME)	(NAME)	**064 09 0 316.00**
4120 Union St	**3000 Lava Ridge Court Suite 200**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Roseville, CA 95661**	
(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 **COREY STREETER AND KRISTIN STREETER, HUSBAND AND WIFE,** 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 of Lot No. 23 in Block B on the Hadley's Bend City, as of record in Book 421, Page 120, in the Register's Office for Davidson County, Tennessee.

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 and assessments for the year 2022 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.
- 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.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10710, Page 116.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4120 Union St, 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 7 DAY OF JULY, 2022.

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

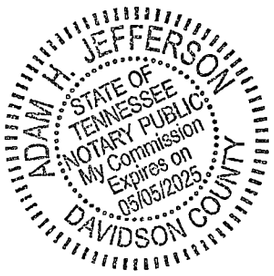
Lauren Ashley King by Kellen Nascimento as Attorney-in-Fact
Lauren Ashley King by Kellen Nascimento as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLEN NASCINMENTO, 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 KACEY C. KING AND LAUREN ASHLEY KING.

Witness my hand and official seal, this the 7 of JULY, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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