...dson County
Batch# 891426 DEEDWARR
07/20/2022 09:24:15 AM 3 pgs
Fees: $18.00 Taxes: $19,240.00
20220720-0083006

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1116

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **King Investment Company, a Tennessee General Partnership**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Victor Giovanetti and Kathy Giovanetti, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being described as follows: BEGINNING AT A CONCRETE MONUMENT FOUND IN THE SOUTHERN MARGIN OF CHICKERING ROAD ALSO BEING THE NORTHEASTERN MOST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND; THENCE LEAVING SAID RIGHT-OF-WAY S16°47'42"E 573.61' TO AN IRON PIN FOUND; THENCE S04°53'03"W 1,220.58' TO A CONCRETE MONUMENT FOUND; THENCE N83°05'22"W 137.20' TO A CONCRETE MONUMENT FOUND; THENCE N03°18'20"W 869.82' TO AN IRON PIN SET; THENCE N02°30'55"W 250.19' TO AN IRON PIN FOUND; THENCE N08°29'11"W 274.85' TO A CONCRETE MONUMENT FOUND; THENCE N13°29'52"W 269.26' TO AN IRON PIN FOUND ON THE SOUTHERN MARGIN OF CHICKERING ROAD; THENCE WITH THE SOUTHERN MARGIN OF CHICKERING ROAD FOR THE NEXT TWO CALLS N68°05'12"E 247.85' TO A CONCRETE MONUMENT FOUND; THENCE N64°27'01"E 9.96' TO THE POINT OF BEGINNING. CONTAINING 411,026.36 SF 9.44 ACRES MORE OR LESS, according to a survey by TIMOTHY MARK DONLON, RLS 2297, DONLON LAND SURVEYING, LLC, 153B Belle Forest Circle, Nashville, TN 37221, dated October 12, 2021.

Being the same property conveyed to Corinne W. King by Warranty deed from Walter E. Richardson, Jr. and wife, Jean R. Richardson of record in Book 4247, page 372, Register's Office for Davidson County, Tennessee, dated June 28, 1968 and recorded on July 01, 1968; corrected in Book 4274, Page 281, said register's office.

Being the same property conveyed to Corinne W. Brothers, as Trustee by Quitclaim Deed from Corinne W. Brothers of record in Book 9541, Page 800, Register's Office for Davidson County, Tennessee, dated December 06, 1994.

Being the same property conveyed to King Investment Company, a Tennessee General Partnership by Trustee's Quitclaim Deed from Corinne W. Brothers, Trustee of record in Instrument No. 20050317-0029630 Register's Office for Davidson County, Tennessee, dated March 11, 2005 and recorded on March 17, 2005.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1416 Chickering Road, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Victor/ Kathy Giovanetti 827 Tyne Blvd. Nashville, TN 37220	NEW OWNER	144-05-0-015.00

WITNESS THE EXECUTION HEREOF this 15th day of July, 2022.

King Investment Company, a Tennessee General Partnership

By: James R. King, Jr., Managing Partner

State of Tennessee)
County of Davidson)

On this 15th day of July, 2022, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, James R. King, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Managing Partner of the maker, King Investment Company, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of King Investment Company as Managing Partner.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 5,200,000.00.**

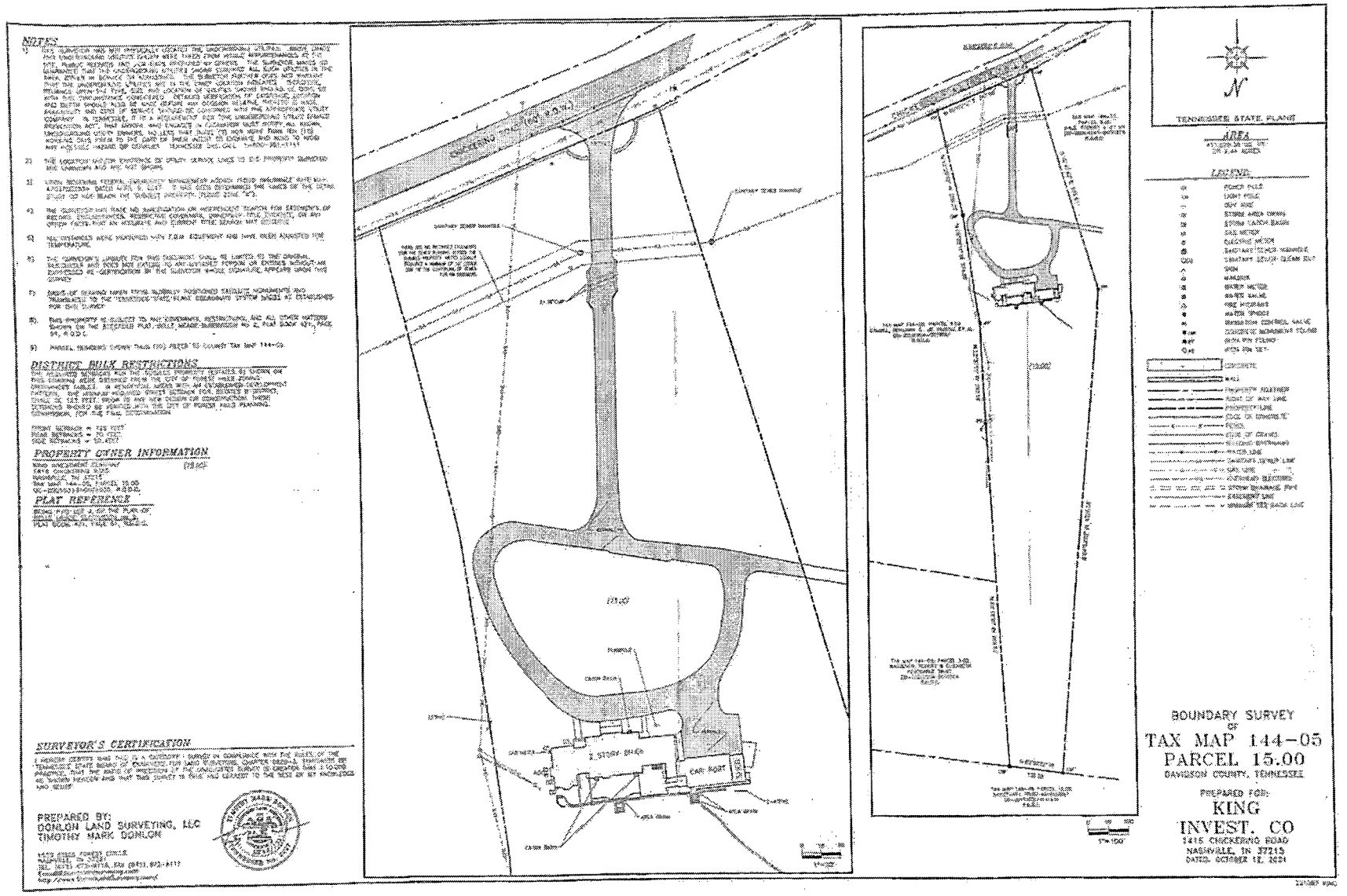
Affiant

Sworn and subscribed before me on ~~this the~~ 15th day of July, 2022.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON


NOTES
DISTRICT BULK RESTRICTIONS
PROPERTY OTHER INFORMATION
PLAT REFERENCE
SURVEYOR'S CERTIFICATION
PREPARED BY:
DONLON LAND SURVEYING, LLC
TIMOTHY MARK DONLON
TENNESSEE STATE PLANE
LEGEND
BOUNDARY SURVEY
OF
TAX MAP 144-05
PARCEL 15.00
DAVIDSON COUNTY, TENNESSEE
PREPARED FOR:
KING
INVEST. CO
1415 CHICKERING ROAD
NASHVILLE, TN 37215
DATED: OCTOBER 12, 2021