Karen Johnson Davidson County
Batch# 897396 DEEDWARR
08/02/2022 11:37:19 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20220802-0087940

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

# WARRANTY DEED

| Name and Address of New Owner: | Send Tax Bills To: | Map & Parcel No: |
|---|---|---|
| Cade OBrien Nelson | HOME MORTGAGE ALLIANCE CORP<br>4 HUTTON CENTRE DR #500<br>SANTA ANA, CA 92707 | 072-13-0-400.00 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Peter A. King, a single man** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cade OBrien Nelson, a single man as sole and separate property** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee, being Units A and B, as established in Declaration of Covenants, Conditions and Restrictions for 1114 STRAIGHTWAY AVENUE HOMES, a Horizontal Property Regime with Private Elements of record at Instrument No. 20220617-0069304, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Craig E. Morren and Taryn M. Morren, husband and wife by Warranty Deed from Peter King, unmarried of record in Instrument No. 20140708-0060137 Register's Office for Davidson County, Tennessee, dated July 1, 2014 and recorded on July 8, 2014.

Being the same property conveyed to Peter A. King, a single man by Quitclaim Deed from Craig E. Morren and Taryn M. Morren, husband and wife of record in Instrument No. 20141017-0096116 Register's Office for Davidson County, Tennessee, dated October 8, 2014 and recorded on October 17, 2014.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of July, 2022.

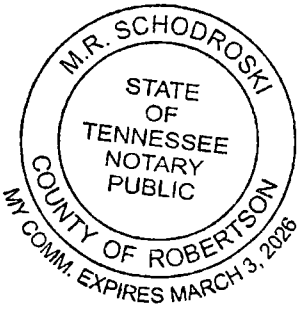
_____(SEAL)
Peter A. King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July, 2022, before me personally appeared Peter A. King, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of July, 2022.

M.R. Schodroski
Notary Signature
My commission expires: 3/3/2026



## AFFIDAVIT OF VALUE

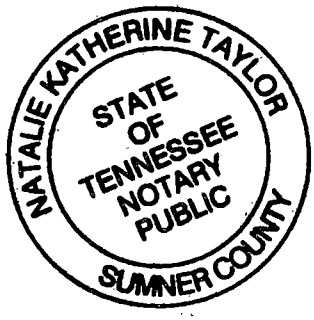
STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $615,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of July, 2022.

Notary Public
My commission expires: 11/19/2025
File No. 2022-1128




PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075