RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 902782 DEEDWARR
08/12/2022 09:34:40 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20220812-0091679

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $750,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/11/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-8-24

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3971

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| **James Robert King, Jr. and Judy Ann Curtis King** | SAME | 126-14-0A-137-00 |
| 1620 Alayna Drive | | |
| Nashville, TN 37221 | | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Kimberly McCleskey, unmarried and William McCleskey, unmarried**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**James Robert King Jr. and Judy Ann Curtis King, husband and wife**

HEREINAFTER CALLED THE GRANTEE(S), 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. 137 on the Final Plat of Travis Trace Subdivision, Phase 4 of record at Instrument No. 20190710-0067020, 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 Kimberly Mccleskey and William Mccleskey, wife and husband, tenancy by entirety, by deed dated 02/26/2020, and recorded 02/26/2020, from The Jones Company of Tennessee, LLC, a Missouri limited liability company, of record in Instrument Number 20200226-0021551, Register's Office for Davidson County, Tennessee. Kimberly McCleskey and William McCleskley having subsequently divorced, Case No 22D-586 in the Third Circuit Court for Davidson County, Tennessee. Kimberly McCleskey is also known as Kimberly Rene Tennial.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1620 Alayna Drive Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 hand on August 11, 2022

William McCleskey

Kimberly McCleskey

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, William McCleskey and Kimberly McCleskey, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 11, 2022.

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**File #: 2022-3971**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**278 Franklin Road, Suite 160**

**Brentwood, TN 37027**