THIS INSTRUMENT WAS PRE

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-5362-WE

Karen Johnson Davidson County
Batch# 936792 DEEDWARR
11/02/2022 09:21:59 AM 2 pgs
Fees: $13.00 Taxes: $3,302.25

20221102-0118181

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 892,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-2-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Tilton	owner	
907 Villa Place	Same	10501001000
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Rodney M. King and wife, Karin D. Kalodimos**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Tilton**

HEREINAFTER CALLED THE GRANTEE, HIS 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. G and the North 8 feet of Lot "F" on the Map of Mrs. Margaret R. Sheilds' Subdivision of Lot No. 1 on the B.F. Sheilds Heirs' Addition, as of record in Plat Book 57, Page 31, Register's Office for Davidson County, to which reference is made for a complete description.

Said lot and part of lot adjoin and front together 58 feet on the westerly side of Villa Place and run back between parallel lines 150.8 feet to an alley.

Being the same property conveyed to Rodney M. King, unmarried, by Warranty Deed from Alphonso Cartwright of record in Book 10481, Page 378, Register's Office for Davidson County, Tennessee, dated June 02, 1997 and recorded on June 05, 1977.

Being the same property conveyed to Karin D. Kalodimos by Quitclaim Deed from Rodney M. King, to create a tenancy by the entirety, of record in Instrument No. 20141210-0113053, Register's Office for Davidson County, Tennessee, dated December 04, 2014 and recorded on December 10, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **907 Villa Place, Nashville, TN 37212**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 our hands this the FIRST day of NOVEMBER. 2022.

Rodney M. King

Karin D. Kalodimos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rodney M. King and Karin D. Kalodimos,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of NOVEMBER, 2022.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE