WARRANTY DEED

Karen Johnson Davidson County
Batch# 939123 DEEDWARR
11/08/2022 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,119.25
20221108-0119981

BS-HAVEN-22-118

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,500.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

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)
New Oceans Property Solutions, LLC	**New Owner**	
(NAME)	(NAME)	**119-15-0-141.00**
9213 Dutch Belted Ct		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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, **JUDY R. KING,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NEW OCEANS PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 22 on the Map of Neese Heights, as of record in Book 1424, Page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 100 feet on the northerly side of Neese Drive and runs back 175.07 feet on the easterly line and 175.23 feet on the westerly line, to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to William M. King and wife, Judy R. King by Warranty deed from James H. Jones and wife, Esther Marie Jones of record in Book 3376, page 571, Register's Office for Davidson County, Tennessee, dated May 16, 1962 and recorded on May 18, 1962.

Said William M. King having since died April 08, 2004, leaving Judy R. King as surviving tenant by the entirety.

Judith King and Judy R. King being one in the same person.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 114, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1762, Page 577, in the Register's Office for Davidson County, Tennessee
- Subject to a Sanitary Sewer and/or Storm Drainage Easement of record in Book 4843, Page 868, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **118 Neese Drive, Nashville, Tennessee 37211**.

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 7th DAY OF NOVEMBER, 2022.

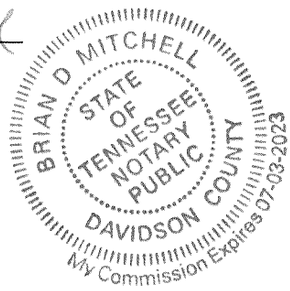
Judy R King By John A King Attorney in Fact
Judy R. King by John A. King her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN A. KING, 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 JUDY R. KING, and who acknowledged he/she/they executed the same as the free act and deed of the said JUDY R. KING.

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

Brian D. Mitchell
Notary Public
My Commission Expires: _____
(SEAL)



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

I, Jordan T. Myers, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **11-7-22** (date of document).

Affiant Signature

Date **11-8-22**

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8TH** day of **NOVEMBER**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: _____

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024