Karen Johnson Davidson County
Batch# 948595 DEEDWARR
12/06/2022 02:22:30 PM 4 pgs
Fees: $23.00 Taxes: $2,423.50
20221206-0127287

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:
Vincent and Dannielle Carter 1701 Tammany Drive Nashville, TN 37206	~~Same as Owner~~ Canopy Mortgage LLC 360 Technology Ct. Ste. 200 Lindon, UT 84042	072 04 0 278.00

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**, an unmarried man "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Vincent Carter and Dannielle Carter, husband and wife, and Alan Skolnick, a married man** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 33 of Block D on the plan of Country Club Estates of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more Complete description of the property. Said part of Lot No. 33 fronts 100 feet on the Easterly side of Janie Avenue and runs back 175 feet on the Northerly line, and 185.7 feet on the Southerly line, to the Westerly line of the property conveyed to Charles S. Whitaker and wife, by deed from A.C. Breast and wife, of record in Book 1272, Page 204, said Register's Office, measuring 100 feet, more or less, thereon.

Being the same Property Conveyed to Peter A. King, Unmarried, by Warranty Deed from Joyce Celmence Ashburn, Unmarried, of record in Instrument No. 20141112-0104530, in the Register's office of Davidson County, Tennessee, dated November 10, 2014 and recorded on November 12, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 5th day of December, 2022.

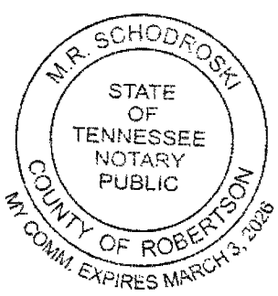
_____(SEAL)
Peter A. King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 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 5th day of December, 2022.

_____
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 $655,000.00, 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
5th day of December, 2022.

Notary Public
My commission expires: 3-3-26
File No. 2022-1236

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 December 6, 2022 (date of document).

Affiant Signature

December 6, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 6th day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023