Karen Johnson Davidson County
Batch# 976085 DEEDWARR
03/02/2023 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20230302-0014988

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $660,000.00. Affiant Subscribed and sworn to before me, this the 28th day of February, 2023. Notary Public My commission expires: 3-2-2025

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/03/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rebecca Moreland	New Owner(s)	072-04-0-269.00
1450 Janie Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PETER A. KING, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA MORELAND, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 8, Block E on the Map of Country Club Estates of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee, more particularly described according to a survey made by Cantrell, Connell, and Greek, Engineers, dated November 22, 1950, as follows:

Said Lot No. 8 fronts 100 feet on the Southwesterly side of Janie Avenue and extends back between parallel line 175 feet to a line in the rear measuring 100 feet thereon.

Being the same property conveyed to Peter A. King, a single man, by Warranty Deed from Rebecca A. Batson, a married woman, of record in Instrument No. 20130909-0094882, Register's Office for Davidson County, Tennessee, dated August 28, 2013 and recorded on September 09, 2013. Peter A. King is also known as Peter King.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1450 Janie Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of February, 2023.

Peter A. King by Steven T. Morris,
Attorney-In-Fact

Executed pursuant to a Durable Limited Power of Attorney of record as Instrument No. __202303020014987_____, *in the Register's Office for Davidson County, Tennessee.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven T. Morris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Peter A. King AKA Peter King as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Peter A. King AKA Peter King.

Witness my hand and seal this 28th day of February, 2023.

Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

I, Kara Wall, 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 2/20/23 (date of document).

Affiant Signature

Date 3/2/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3-3-2025

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY