Karen Johnson Davidson County
Batch# 1008531 DEEDWARR
05/26/2023 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20230526-0040132

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $605,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of May, 2023.

Notary Public

My commission expires: 3/3/2026

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:
The 622 Shady Lane Trust	LEGACY HOME LOANS, LLC	083-11-0-028.00
622 Shady Lane	1036 STEARMAN DR #6	
Nashville, TN 37206	WHITEHOUSE, TN 37188	

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, **SAM L. KING, TRUSTEE OF SAM L. KING IRREVOCABLE TRUST AGREEMENT, DATED DECEMBER 26, 2012**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE 622 SHADY LANE TRUST, MAY 24, 2023**, 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 the northerly part of Lot No. 101 on the Plan of Rolling Acres, of record in Plat Book 1130, Page 34, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 101 fronts 93.5 feet on the westerly side of Shady Lane, and runs back between lines, 154.3 feet on the southerly line and 153.2 feet on the northerly line, to a dead line in the rear on which it measures 45.9 feet.

Being the same property conveyed to Sam L. King and Erin L. King, Trustees of the Sam L. King and Erin L. King Trust dated March 7, 1996, and any and all amendments thereto by Warranty Deed from Stanley Black, a married man Shirlynn Black Carter, a married woman of record in Instrument No. 20161108-0118304 Register's Office for Davidson County, Tennessee, dated November 4, 2016 and recorded on November 8, 2016.

Being the same property conveyed to Sam L. King, Trustee of the Sam L. King Irrevocable Trust Agreement by Quitclaim Deed from Sam L. King and Erin L. King, Trustees of the Sam L. King and Erin L. King Trust dated March 7, 1996, and any and all amendments of record in Instrument No. 20170306-0021686 Register's Office for Davidson County, Tennessee, dated March 3, 2017 and recorded on March 6, 2017.

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.

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 622 Shady Lane, Nashville, TN 37206, 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 25th day of May, 2023.

Sam L. King Irrevocable Trust Agreement, dated December 26, 2012

By: _____
Sam L. King, Trustee

STATE OF New Mexico
COUNTY OF Santa Fe

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sam L. King, Trustee of Sam L. King Irrevocable Trust Agreement, dated December 26, 2012, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of May, 2023.

_____
Notary Public

My Commission Expires: 10/22/2024

STATE OF NEW MEXICO
NOTARY PUBLIC
TAMARA L ORTH
Commission Number 1131848
My Commission Expires October 22, 2024

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 May 26, 2023 (date of document).

Affiant Signature

May 26, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 26th day of May, 2023.

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

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023