Karen Johnson Davidson County
Batch# 1035509 DEEDWARR
08/07/2023 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $8,513.70
20230807-0060998



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $2,301,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of August, 2023.

Notary Public

My commission expires: 10/27/25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company, LLC
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jeffrey R. King and Anne K. King, Trustees	**New Owner**	**145-09-0-064-00**
1421 Otter Creek Rd.		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

James T. Weatherson and Ann L. Weatherson,
Trustees of The Weatherson Family Trust dated October 29, 2007

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Jeffrey R. King and Anne K. King,
Trustees of the King Tennessee Community Property Trust dated June 8, 2022

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the southerly margin of Otter Creek Road at an iron pin which is the northwest corner of Tract No. 3 and which is approximately 3,014.2 feet from Granny White Pike; thence South 4 degrees 15 minutes East 265.18 feet to a spike; thence South 22 degrees 1 minutes West 100 feet to a spike; thence North 76 degrees 31 minutes West 161 feet to a spike; thence North 47 degrees 20 minutes West 148.8 feet to an iron pin on the southwesterly margin of Otter Creek Road; thence with said road in a northeasterly direction around a curve 360 feet to the point of beginning and containing 1.52 acres, more or less, or 66,400 square feet, more or less.

Being the same property conveyed to The Weatherson Family Trust dated October 29, 2007, James T. Weatherson and Ann L. Weatherson, Trustees by Quitclaim deed from James T.

Weatherson and Ann L. Weatherson, husband and wife of record in Instrument No. 20111109-0087692 Register's Office for Davidson County, Tennessee, dated November 07, 2011 and recorded on November 09, 2011.

This is **improved** property known as **1421 Otter Creek Rd, Nashville, TN 37215-5214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 3rd day of August 2023.

The Weatherson Family Trust dated October 29, 2007

James T. Weatherson, Trustee

Ann L. Weatherson, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, James T. Weatherson and Ann L. Weatherson, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Co-Trustees of the Weatherson Family Trust and that as Co-Trustees they are authorized by the Trust to execute the within instrument as its Co-Trustees and further acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of August, 2023.

Notary Public
My Commission Expires: 9/14/25

Lenders Title Company File No. 23-001548-525

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Michelle Walls, 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 8/3/23 (date of document).

Michelle Walls
Affiant Signature

8/4/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of August, 2023.

Brad Krivensky
Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

