Prepared by.
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1043157 DEEDWARR
08/28/2023 10 15 05 AM 5 pgs
Fees $28 00 Taxes $1,239 50
20230828-0066977

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN. 38464
FILE #23734SF

FROM: PATRICIA N. BROWN AND MALCOLM DAVID GOWER, HEIRS AT LAW OF THE ESTATE OF R. LEON GOWER

TO: CHRISTOPHER J. KING, AN UNMARRIED MAN

WARRANTY DEED

For and in consideration of the sum of THREE HUNDRED THIRTY-FIVE THOUSAND AND NO/100---($335,000.00)---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, We, PATRICIA N. BROWN AND MALCOLM DAVID GOWER, HEIRS AT LAW OF THE ESTATE OF R. LEON GOWER, have bargained and sold, and by these presents, do transfer and convey unto the said CHRISTOPHER J. KING, AN UNMARRIED MAN, his heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. D-207, Westlawn Green, as of record in Plat Book 5200, Pages 20-24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Subject to the restrictions, dedications, conditions, reservations, easements and other matters as shown on the plat of Westlawn Creen, as recorded in Plat Book 5200, Pages 20-24, Register's Office of Davidson County, Tennessee.

Subject to the conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Westlawn Green Condominium of record in Book 5238, Page 86, as amended by instruments of record in Book 5266, Page 22 and Instrument No. 20201103-0128517; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This being the same property conveyed to R. Leon Gower, unmarried, by Warranty Deed from Etta P. McClure Smith, unmarried, dated March 31, 1994 of record in Book 9308, Page 641, Register's Office of Davidson County, Tennessee. The said R. Leon Gower died intestate as a citizen of Davidson County, TN on April 26, 2023 and his estate was probated on June 22, 2023, Case #23P1096, of record in the Probate Division of Circuit Court for Davidson County, Tennessee, leaving as his only heirs at law, his two siblings, namely. Patricia N. Brown and Malcolm David Gower Also see Affidavit of Heirship for the estate of R. Leon Gower of record in Book ____, Page _____, and Book ____, Page _____, Register's Office of Davidson County, Tennessee * 20230828-0066975
** 20230828-0066976

TAX PARCEL IDENTIFICATION NO. 103 08 0A 077.00

PROPERTY ADDRESS: 4425 WESTLAWN DR #207, NASHVILLE, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said CHRISTOPHER J. KING, his heirs and assigns forever. And we do covenant with the said CHRISTOPHER J. KING, 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, except any matters as setout above.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend title to said land to CHRISTOPHER J. KING, his heirs and assigns against lawful claims of all persons whomsoever.

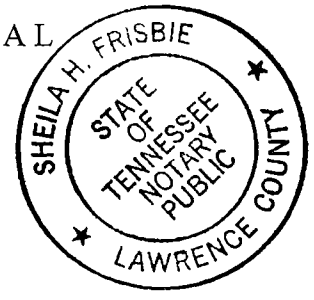
WITNESS OUR HANDS THIS 24th DAY OF August, 2023.

BY: Patricia N Brown
PATRICIA N. BROWN,
HEIR AT LAW OF THE ESTATE OF
R. LEON GOWER

STATE OF TENNESSEE
COUNTY OF Lawrence

On this 24th day of August, 2023, before me personally appeared PATRICIA N. BROWN, HEIR AT LAW OF THE ESTATE OF R. LEON GOWER, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that she executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.

SEAL



Sheila H Frisbie
NOTARY PUBLIC
My Commission Expires: 11/30/24

BY: Malcolm David Gower
MALCOLM DAVID GOWER,
HEIR AT LAW OF THE ESTATE OF
R.LEON GOWER

STATE OF TENNESSEE
COUNTY OF Lawrence

On this 24th day of August, 2023, before me personally appeared MALCOLM DAVID GOWER, HEIR AT LAW OF THE ESTATE OF R. LEON GOWER, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that he executed the foregoing instrument and acknowledged that he executed the same as his free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.

SEAL



Sheila H Frisbie
NOTARY PUBLIC
My Commission Expires: 11/30/24

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 335,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Katie Bradley
AFFIANT

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

SEAL

NOTARY PUBLIC
My Commission Expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

NEW OWNER: CHRISTOPHER J. KING
ADDRESS: 4425 Westlawn Drive, D207, Nashville, TN 37209

SEND TAX BILLS TO:	MAIL RECORDED DOCUMENT TO:
New Owner	New Owner