Karen Johnson Davidson County
Batch# 1044340 DEEDWARR
08/30/2023 03:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20230830-0068094

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QCBB-16634-2023

WARRANTY DEED

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Nicholas King
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of Aug, 2023

NOTARY PUBLIC

My commission expires: 12-08-2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas King **3051 Penn Meade Way** **Nashville, TN 37214**	Same address as new owner	052 13 0B 185.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars ($285,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LAN T. HARDING, FORMERLY KNOWN AS LAN T. NGUYEN, A SINGLE WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NICHOLAS KING, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 221 on the Plan of Condominium Site Plan River Glen Planned Unit Development, Phase IV, Section 3, of record in Instrument No. 20010330-0030661, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lan T. Nguyen, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation, Successor by merger to Fox Ridge Homes, Inc., of record in Instrument No. 20010926-0104159, in the Register's Office of Davidson County, Tennessee, dated September 21, 2001 and recorded on September 26, 2001.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X_ improved property, known as: 3051 Penn Meade Way, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 29th day of August, 2023

GRANTOR(S)

Lan T. Harding

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Lan T. Harding, a single woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the _____ day of _____, 202__.

See attached
Notary Public

Printed Notary Name

My commission expires: _____

FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13) — Effective January 1, 2020

State of Florida
County of Lake

The foregoing instrument was acknowledged before me by means of

☒ Physical Presence,

— OR —

☐ Online Notarization,

this 29 (Date) day of August (Month), 2023 (Year) by

Zan T Hardin
Name of Person Acknowledging

Notary Public State of Florida
Debra A Pressley
My Commission GG 958199
Expires 02/12/2024

Debra A Pressley
Signature of Notary Public — State of Florida

Debra A Pressley
Name of Notary Typed, Printed or Stamped

☐ Personally known

☒ Produced Identification

Type of Identification Produced: _____

Place Notary Seal Stamp Above

Drivers Lic

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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Certificate of Authenticity

I, Kathleen Hale McClellan, 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 8/29/23.

Date

Affiant Signature

8/30/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of August, 2023.

Notary's Signature

My Commission Expires: Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025