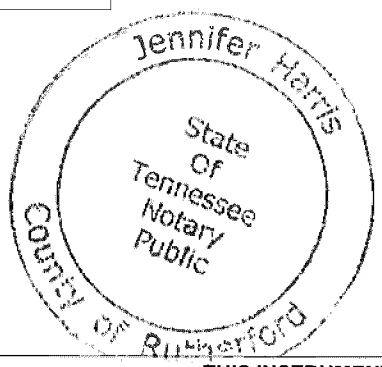
Karen Johnson Davidson County
Batch# 1072264 DEEDWARR
11/15/2023 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $4,717.50
20231115-0089181



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,275,000.00

Affiant

Subscribed and sworn to before me, this the 10th day of November, 2023.

Notary Public

My Commission Expires: 9.21.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Timothy Gianikas and Susannah Gianikas	NEW OWNER	115-11-0-075.00
6352 Bresslyn Road		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William T. King, Jr. and wife, Jacqueline M. King

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy Gianikas and Susannah Gianikas, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 262 on the Plan of West Meade Farms, Inc. Section "P" of record in Plat Book 2133, Page 22, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to William T. King, Jr. and wife, Jacueline M. King, by Warranty Deed from Parker Seabolt and Casey Seabolt, husband and wife, dated 9/21/2020 and recorded 9/22/2020 in Instrument No. 20200922-0108504, as corrected by Scrivener's Affidavit dated 12/2/2020 and recorded 12/9/2020 in Instrument No. 20201209-0143930, in the Register's Office of Davidson County, Tennessee.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. Section 26-2-301 or other similar statue therein.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 6352 Bresslyn Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further

Witness my/our hand(s) this 10th day of November, 2023.

William T. King, Jr.

Jacqueline M. King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

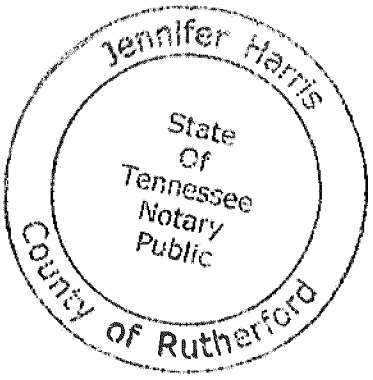
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William T. King, Jr. and Jacqueline M. King with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th of November, 2023.

Notary Public

My Commission Expires: 9.21.2024

(SEAL)



Tennessee Certification of Electronic Document

I, Jennifer Harris, 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 11·10·2023 (date of document).

Affiant Signature

11·10·2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

NOTARY'S SEAL

