

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$310,000.00**

Affiant

Subscribed and sworn to before me, this the 15 day of FEBRUARY, 2024.

Notary Public

My commission expires: 3-24-2027

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1101474 DEEDWARR
02/15/2024 02:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20240215-0010632

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Boulevard, Suite 102
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
WAYNE GREER AND ROBERT HENDRICKS	**NEW OWNERS**	p/o 142-00-0-088.00
416 Gen. Geo. Patton Rd		
Nashville, TN 37221		

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, I,

GARY KING, MARRIED,

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

WAYNE GREER, MARRIED AND ROBERT HENDRICKS, MARRIED

HEREINAFTER CALLED THEIR GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

A certain parcel of land in lying in the 2nd Civil District of Davidson County, Tennessee more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "KCROWE RLPS#1979." All bearings and coordinates are based on geodetic north by G.P.S observations, dated 01-22-24.

BEGINNING at an iron pin found on the north right of way of Hicks Road said pin lies 25' north of the centerline and also being a corner to the CPV Vue At Warner, LLC. Property as recorded in instrument 20220202-0012179. Thence, leaving said right of way and with the lines of said CPV Vue At Warner, LLC. the following (2) calls: North 41°35'17"East, a distance of 295.93' to an iron pin found.

Thence, South 49°45'07"East, a distance of 430.33' to an iron pin set.

Thence, with the line of Martha Hueneke as recorded in instrument 20051028-0130720, South 08°34'03"West, a distance of 352.84' to an iron pin set on the north right of way of Hicks Road and the point of curvature of a non-tangent curve, concave to the southwest, having a radius of 383.10' a central angle of 33°54'50", and a chord of 223.46' bearing North 33°43'10"West; thence North along said curve and right of way, a distance of 226.76'

Thence, continuing with said right of way the following (4) calls: North 48°37'24"West, a distance of 59.41'

Thence, North 51°46'54"West, a distance of 123.38'

Thence, North 54°14'55"West, a distance of 37.14' to the point of curvature of a non-tangent curve, concave to the southwest, having a radius of 556.29' a central angle of 20°10'44", and a chord of 194.91' bearing North 64°58'46"West; thence Northwest along said curve, a distance of 195.92' to the POINT OF BEGINNING; said described tract containing 2.95 Acres, more or less according to a survey performed under the direct supervision of Kevin David Crowe, RPLS 1979 on 01-22-2024.

Being a portion of the same property conveyed to MORRIS L. KING AND WIFE, BONNIE KING, by deed from MARY DELORES DAVIS, of record in Book 3225, page 393, dated May 22, 1961, said Register's Office. The said Morris L. King having since died on or about October 24, 1983, leaving Bonnie King the surviving tenant by the entirety. The said Bonnie King having since died intestate on or about September 3, 2001 leaving said property to Gary King and Gayle King her only heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. 20020701-0078604. Gayle King having since died intestate on or about August 29, 2016 leaving said property to Gary King her only heir at law. For further reference see Affidavit of Heirship of record in Instrument No. 20170818-0085212.

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.

Gary King hereby certifies that his wife, Joni King, has never used the property being herein conveyed as her primary residence.

This is improved property known as 180 Hicks Rd, Nashville, TN 37221.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

Witness my/our hand(s) this 8th day of February, 2024.

GARY KING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, **GARY KING** with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 8th day of February, 2024.

Notary Public
My Commission Expires: 3-24-2027

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/24/2027
WILLIAMSON COUNTY

CERTIFICATION

I, Emily H Prophet, 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 2-15-2024.

Affiant Signature

2-15-2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15 day of February 2024.

Notary Signature

My Commission Expires: 7-30-2025

GAYLA H. GLASS
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY