# WARRANTY DEED

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

W-SH-24-197

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Taylor Brantley and Jonathan Eli Pepper** | **First Southern National Bank** | |
| (NAME) | (NAME) | **134-14-0E-002.00-CO** |
| **197 Paragon Mills Rd** | **101 West Washington Street** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | **Princeton, KY 42445** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KASEY C. KING AND LAUREN A. KING, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAYLOR BRANTLEY AND JONATHAN ELI PEPPER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Townhomes at 193 Paragon Mills, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Townhomes at 193 Paragon Mills, a Horizontal Property Regime, of record in Instrument No. 20220617-0069989, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Kasey C. King and Lauren A. King by Warranty Deed from Entrust Investments, LLC, a Tennessee Limited Liability Company FKA 1242 Property Solutions, LLC, a Tennessee limited liability company, of record in Instrument No. 20221219-0130653 Register's Office for Davidson County, Tennessee, dated December 13, 2022 and recorded on December 19, 2022.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20200218-0018106, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20220617-0069989, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20220701-0076843, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restriction and Covenants for SCMS for Regulated Residential Infill of record in Instrument Number 20231004-0078031, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **197 Paragon Mills Rd, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, 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(S), 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.

Karen Johnson Davidson County
Batch # 1129038 DEEDWARR
04/30/2024 02:05:39 PM 2 pgs
Fees: $13.00 Taxes: $1,698.30
20240430-0031452

Witness my/our hand(s) this the 26th DAY OF APRIL, 2024.

Kasey C. King by Kellen N. Harris
Attorney in Fact
Kasey C. King by Kellen N. Harris
Attorney in Fact
Lauren A. King by Kellen N. Harris
Attorney in Fact
Lauren A. King by Kellen N. Harris
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLEN N. HARRIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KASEY C. KING AND LAUREN A. KING, and who acknowledged he/she/they executed the same as the free act and deed of the said KASEY C. KING AND LAUREN A. KING.

Witness my hand and official seal, this the 26th of April, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212