Karen Johnson Davidson County
Batch# 1131161 DEEDWARR
05/06/2024 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $839.90
20240506-0032925

Warranty Deed

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $227,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 29th day of April, 2024. Notary Public My commission expires: 5-9-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
K & G Rentals, LLC	New Owner(s)	080-12-0-017.00
4401 Scenic Drive		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THELMA FISHER, MARIA M. UMBOH NANCE, MADISON BAM NANCE, , BENFORD OLIVER NANCE, JR., VALERIE MARIE BUTLER, AND TYRELL JOHNSON, HEIRS AT LAW OF THE ESTATES OF JONAS E. NANCE AND BARBARA JOAN NANCE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **K & G RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Section I, Bordeaux Gardens of record in Book 3300, Page 91, Register's Office for said County.

Said Lot No. 262 fronts 55 feet on the Westerly side of Panorama Drive and runs back 144 feet on the Northerly line and 152 feet on the Southerly line to a dead line in the rear on which it measures 55.55 feet.

Being the same property conveyed to Jonas E. Nance and wife, Arrie J. Nance by Warranty deed from David Walter Eakes and wife, Elizabeth R. Eakes of record in Book 4721, page 806, Register's Office for Davidson County, Tennessee, dated June 22, 1973 and recorded on June 25, 1973.

The said Arrie J. Nance having died on or about August 11, 1975, leaving Jonas E. Nance as surviving tenant by the entirety.

The said Jonas E. Nance having died on or about January 1, 1986.

Barbara Joan Nance, heir of Jonas E. Nance, having died on or about June 28, 2017.

Affidavits of Heirship dated April 25, 2024 of record in Instrument Nos. 202405060032921 202405060032922, 202405060032923, 202405060032924 in the Registers Office for Davdison County, Tennessee, dated April 25, 2024 and recorded on May ____, 2024.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she 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. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3205 Panorama Drive, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of April, 2024.

Thelma N. Fisher
Thelma Fisher

Maria M. Umboh Nance
Maria M. Umboh Nance

Madison Bam Nance by Maria M. Umboh Nance
Madison Bam Nance by Maria M. Umboh Nance, Atty in Fact
her attorney-in-fact

Benford Oliver Nance Jr by Maria M. Nance
Benford Oliver Nance, Jr. by Maria M. Umboh Nance, Atty in Fact
his attorney-in-fact

Valerie Marie Butler by Maria M. Nance
Valerie Marie Butler by Maria M. Umboh Nance, Atty in Fact
her attorney-in-fact

Tyrell Johnson by Maria M. Nance
Tyrell Johnson by Maria M Umboh Nance, Atty in Fact
his attorney-in-fact

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **April 29, 2024** (date of document).

Affiant Signature

May 3, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25