WARRANTY DEED

Karen Johnson Davidson County
Batch# 1181392 DEEDWARR
09/13/2024 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240913-0070831

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$400,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF September, 2024.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 6/23/25
(AFFIX SEAL)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
HERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Ronaldo Perez DeLa Cruz 318 Weaver Drive Nashville, Tennessee 37217	New owners _____ _____, _____ _____	MAP 120 GROUP 10 0 PARCEL 072.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Mark W. King and Joanne J. King, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Ronaldo Perez De La Cruz and Clara L Valey, married

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, Tennessee, Being Lot No. 5 of Seven Oaks, Section 1, of record in Book 1835, Page 132, Register's Office for said County and that part of Dempsey Place, as closed by instrument of record in Book 2863, Page 585, Both in the Register's Office for Davidson County, Tennessee, and to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Mark W. King and Joanne J. King by Quitclaim Deed from Aubrey Hiam, dated November 21, 2006 and filed of record November 22, 2006 in Instrument No. 20061122-0144953, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2024 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **318 Weaver Drive, Nashville, Tennessee 37217.**

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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

WITNESS my hand and official seal at office this 12th day of September 2024.

Mark W. King

Joanne J. King

STATE OF ~~Tennessee~~ VA
COUNTY OF ~~Williamson~~ Roanoke City

Personally appeared before me, Mark W. King and Joanne J. King, with whom I am personally acquainted, (or who 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, at office, this 12 day of ~~September~~, 2024.

NOTARY PUBLIC

My Commission Expires:
6/30/25

NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
Monica H. Moore
My Commission Expires
June 30, 25
Notary #255963

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Certificate of Authenticity

I, Linzie Hahn, 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 9/12/24.

Date

L Hahn

Affiant Signature

9/12/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 12th day of September, 2024.

Anna E Scanlan

Notary's Signature

My Commission Expires: —

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028