Karen Johnson Davidson County Batch# 1188477 DEEDWARR 10/01/2024 03:44:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20241001-0076164	CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE - EXEMPT

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., STE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Metropolitan Government of Nashville and Davidson County, Tennessee	**EXEMPT**	**14900017900**
P.O. Box 196300		
Nashville, TN 37219		

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 ACKNOWLEDGE, WE,

Billy R. King

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

Metropolitan Government of Nashville and Davidson County, Tennessee

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. 1 on the plan of Wildwood Acres, Section 1, as of record in Book 3500, page 147, Register's Office for Davidson County, Tennessee, and also a small strip of land, being part of Home Tract "A" on said plat, lying west of said Lot No. 1, described together as follows:

Beginning on the westerly margin of Bell Road at the corner of Lot Nos. 1 & 2; thence with the line between two said lots westerly 353 feet; thence North 5 degrees 41 minutes West 161.49 feet; thence South 87 degrees 15 minutes East 353 feet to the westerly margin of Bell Road; thence with the same, southerly 119 feet to the beginning.

Being the same property conveyed to Billy R. King by Warranty Deed from Muhammad Qandil and Sadaf Ali, husband and wife, dated November 22, 2013, of record in Instrument No. 20131127-0121946, Register's Office for Davidson County, Tennessee. Subject property is not the primary residence of Grantor, or any spouse or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 567 Bell Rd, Antioch, TN 37013.

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 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 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.

Billy R. King Date: 9/30/24

Billy R. King

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Billy R. King, the within named Grantor(s), with whom I am personally acquainted (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, at office, this 30 day of September, 2024.

NOTARY PUBLIC

My Commission Expires: 2/6/27

KEVIN CRISWELL
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/30/2024 (date of document).

Jennifer Russell
Affiant Signature

10/1/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

