Prepared by.
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-4571-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $674,900.00.

Affiant

Subscribed and sworn to before me, this the 17th day of December, 2024

Notary Public
My Commission Expires _____

Karen Johnson Davidson County
Batch # 1218651 DEEDWARR
12/20/2024 11 23 33 AM 3 pgs
Fees $18 00 Taxes $2,497 13
20241220-0099107

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8TH, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard Ira King, III and Rhonda Sue King 5506 Hearthstone Lane Brentwood, TN 37027	New Owner	160 11 0A 091 00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Robert S. Biscan, an unmarried man and Evelyn Biscan, an unmarried woman as Co-Conservators for Jennifer Biscan** (individually and/or collectively, "Grantor"), transfer and convey unto **Richard King and Rhonda Sue King, husband and wife** (individually and collectively, "Grantee"), 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. 91, on the Plat of HEMMINGWOOD, PHASE II, III and IV, of record in Plat Book 6900, Pages 6, 7, and 8, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert S. Biscan and wife Evelyn Biscan as Co-Conservators for Jennifer Biscan, by Quitclaim Deed from Jennifer Biscan, an unmarried person, and Robert S. Biscan and Evelyn Biscan, in their capacities as Co-Conservators for Jennifer Biscan, pursuant to Letters of Conservatorship and an Order of Limited Conservatorship of record in Case No C31536, in the Chancery Court for Williamson County, Tennessee of record in Instrument No 20060105-0001876, in the Register's Office of Davidson County, Tennessee, dated December 05, 2005 and recorded on January 05, 2006.

Being the same property conveyed to Jennifer Biscan, an unmarried person, by Warranty Deed from Roy Skinner and wife, Nathleene Skinner, of record in Instrument No. 20050719-0083764, in the Register's Office of Davidson County, Tennessee, dated July 12, 2005 and recorded on July 19, 2005.

This is improved property located at. **5506 Hearthstone Lane, Brentwood, TN 37027.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable, the 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of December, 2024.

GRANTOR:

Robert S. Biscan, As Co-Conservator For Jennifer Biscan

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert S. Biscan*, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

* As Co-Conservator For Jennifer Biscan

WITNESS my hand and seal at office this 16th day of December, 2024.

MIGUEL A RAMIREZ
Notary Public - State of Florida
Commission # HH 397838
My Comm. Expires Jul 8, 2027
Bonded through National Notary Assn.

Notary Public Miguel A. Ramirez
My Commission expires: 07-08-2027
My commission # HH397838

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of December, 2024.

GRANTOR:

Evelyn Biscan

Evelyn Biscan, As Co-Conservator For Jennifer Biscan

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Evelyn Biscan*, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained

* As Co-Conservator For Jennifer Biscan

WITNESS my hand and seal at office this 17th day of December, 2024.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission expires. 9-21-26