WARRANTY DEED

Karen Johnson Davidson County
Batch# 1232685 DEEDWARR
01/31/2025 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250131-0007597

STATE OF TENNESSEE
COUNTY OF ~~[redacted]~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

NOTARY PUBLIC L. BENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 25, 2026

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. Guadalupe Martinez	J. Guadalupe Martinez	074-12-0-074.00
(NAME)	(NAME)	
188 Jacksonian Drive	347 Elysian Fields Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville TN 37211	
(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 considerations, the receipt of which is hereby acknowledged, **David King, Jeffrey King and Gina Werner, Heirs of The Estate of Shirley E. King**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **J. Guadalupe Martinez**, hereinafter called the GRANTEE(S), his/her/their 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. 847 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, page 62, Register's Office for Davidson County, Tennessee,

Beginning with a point in the southwesterly margin of Jacksonian Drive at the common corner of Lots Nos. 847 and 848; thence with the line between said two lots 130.4 feet in a southwesterly direction to a point at the common corner of Lots Nos. 847, 848, and 849; thence along the line between Lots Nos. 847 and 849, 118.2 in a northwesterly direction to a paint in the southeasterly margin of Bonnalawn Drive; thence along said margin 105.0 feet in a northeasterly direction to & point which is the beginning of a curve; thence around said curve 39.27 feet in a northeasterly direction to a point in the southwesterly margin of Jacksonian Drive; thence along said Drive, 91.49 feet in a southeasterly direction to the point of beginning.

Being the same property conveyed to Johnny Wayne King and wife, Shirley M. King, from Belle Homes, Inc., by Warranty Deed dated 3/18/1963 and recorded 3/20/1963, in Book 3530, page 43, said Register's Office. Johnny Wayne King died 1/5/2014, leaving Shirley E. King as the surviving spouse. Shirley E. King died a widow on 2/12/2024. Ms. King left a Last Will and Testament leaving everything to her 3 children, David King, Jeffrey King and Gina Werner, since her husband predeceased her, but the family is not probating said will. Also being the same property title to which vested in David King, Jeffrey King and Gina Werner, all children of Shirley E. King, as evidenced by Affidavits of Heirship of record in Instrument No. ____202501310007595____ and ____202501310007596____, said Register's Office, Davidson County, Tennessee.

The said David King and David Wayne King are one in the same person.
The said Jeffrey King and Jeffrey Alan King are one in the same person.
The said Gina Werner and Gina Lynn Werner are one in the same person.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 188 Jacksonian Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 30th day of January, 2025.

The Estate of Shirley E. King

By: David Wayne King, Heir

By: Jeffrey Alan King, Heir

By: Gina Lynn Werner, Heir

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David King, Jeffrey King and Gina Werner, Heirs of the estate of Shirley M. King, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of January, 2025.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Jan 30, 25 (date of document).

Jennifer L. Pennell

Jan 31, 25

Date

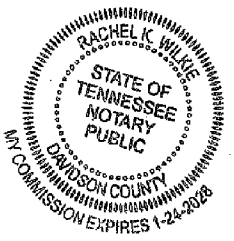
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Jan 31, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____



Notary's Seal