# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1233118 DEEDWARR
02/04/2025 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,494.80
20250204-0008183

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $404,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2025.

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Ryan J. King | NEW OWNER | 086 14 0B 118.00 |
| (NAME) | (NAME) | |
| 3437 Parkwood Court | 3437 Parkwood Court | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Hermitage, TN 37076 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Rutger Brian Meister and Katelyn Jane Meister, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ryan J. King**, **unmarried**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Final Plat of FLEETWOOD SUBDIVISION, PHASE TWO of record in Plat Book 6900, Page(s) 738 and 739, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rutger Brian Meister and Katelyn Jane Meister, husband and wife, by Warranty Deed from Katelyn Jane Stroetz, single and Barbara Ann Taylor, single, as tenants in common with right of survivorship, of record in Instrument No. 20240708-0050993, in the Register's Office for Davidson County, Tennessee, dated July 05, 2024 and recorded on July 08, 2024.

Being the same property conveyed to Katelyn Jane Stroetz, Single and Barbara Ann Taylor, Single, as tenants in common with the rights of survivorship, by Warranty Deed from Thomas Christopher York, of record in Instrument No. 20211006-0134122, in the Register's Office for Davidson County, Tennessee, dated September 30, 2021 and recorded on October 06, 2021.

This conveyance is further 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) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 3437 Parkwood Court, Hermitage, TN 37076
(House No.) (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 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.

Effective the 31st day of January, 2025.

Rutger Brian Meister

Katelyn Jane Meister

STATE OF TENNESSEE

COUNTY OF Williamson

On this 31st day of January, 20 25, before me personally appeared Rutger Brian Meister and Katelyn Jane Meister, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6-27-26

**RETURN TO:**
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

**Tennessee Certification of Electronic Document**

I, Blake Reynolds, 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 1/31/25 (date of document).

Affiant Signature

2/3/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON