Karen Johnson Davidson County
Batch# 1277219 DEEDWARR
05/23/2025 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $805.86
20250523-0040857

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-14-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan Xa	NEW OWNER	162-09-0-111.00
(NAME)	(NAME)	
5505 Eulala Drive	7036 Pembrook Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Linda M. King, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Xa and Angie Xa, a married couple,** 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:

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. 14-B on the Plan of ZONE-LOT DIVISION LOTS 10 THRU 14, HICKORY VIEW, SECTION TWO, as of record in Plat Book 5800, Page 294, Register's Office for said County.

Said Lot No. 14-B fronts 45.17 feet on the Westerly side of Eulala Drive and extends back 125.95 feet on the Northerly line and 137.01 feet on the Southerly line to a line in the rear measuring 36.00 feet thereon, according to a survey of Campbell Surveyors, dated September 22, 1986.

Being the same property conveyed to Linda M. King, unmarried, by Quitclaim Deed from Michael J. Harris, married, of record in Book 8171, Page 817, in the Register's Office of Davidson County, Tennessee, dated August 07, 1990 and recorded on August 09, 1990. And being the same property conveyed to Linda M. King, single and Michael J. Harris, single, by Warranty Deed from Kathy Jill Abrams, a single person, of record in Book 7026, Page 88, in the Register's Office of Davidson County, Tennessee, dated October 29, 1986 and recorded on October 31, 1986.

unimproved ☐

This is improved ☑ property, known as 5505 Eulala Drive, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZONE-LOT DIVISION LOTS 10 THRU 14, HICKORY VIEW, SECTION TWO, as recorded in Plat Book 5800, Page(s) 294; Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 6055, Page 519 and Book 6163, Page 716; Terms and conditions of Metro Ordinance #082-943 and as amended by Metro Ordinance #082-987; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 20th day of May, 2025.

Linda M. King

Linda M. King

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Linda M. King, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand ~~and~~ official seal at Franklin, Tennessee, this 20th day of May, 2025.

Notary Public
My Commission Expires: _____

File No.: 39118

MISTY W. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 5.20.25.

Date

Affiant Signature

5.20.25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of May, 2025.

Notary's Signature

My Commission Expires: 11-25-2028

Date

Notary's Seal

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028