Karen Johnson
Batch # 1289189
06/24/2025 10 43 03 AM
Fees $13 00 Taxes $832 50

Davidson County
DEEDWARR
2 pgs

20250624-0049594

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 2025

NOTARY PUBLIC
MY COMMISSION EXPIRES February 21, 2027
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILL TO	MAP & PARCEL
Isral King, Jr LaJuan Clark 2704 McKeige Drive Nashville, Tennessee 37214	SAME AS OWNER	MAP 095 GROUP 12 0 PARCEL 154 00

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 acknowledged, we,

Larry Cox

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Isral King, Jr. and LaJuan Clark,
as tenants in common with rights of survivorship

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

BEING Lot No 29 on the Plan of Perry Heights, as of record in Book 2900, page 18, said Register's Office to which plat reference is hereby made for a more complete legal description of said Lot

Being the same property conveyed to Larry Cox by Substitute Trustee's Deed from Western Progressive - Tennessee Inc , Substitute Trustee for Nan Saliba, dated March 12, 2025 and filed of record March 14, 2025 as instrument No. 20250314-0019018, Register's Office for Davidson County, Tennessee

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T C A CODE 206-2-301-307, A,B AND D, or other similar statute therein

This conveyance is made subject to the following
1) 2025 taxes and subsequent years
2) Any and all restrictions, conditions, and easements of record

This is improved property known as **2704 McKeige Drive, Nashville, Tennessee 37214.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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

WITNESS my hand and official seal at office this 18th day of June, 2025

Larry Cox

[redacted]

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Larry Cox, with whom I am personally acquainted, (or who 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 18th day of June, 2025

NOTARY PUBLIC

My Commission Expires
February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027