Karen Johnson Davidson County
Batch# 1306919 DEEDWARR
08/08/2025 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20250808-0063123

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $290,000.00

Hailey Hicks

Affiant

Courtney Snyder STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 5th DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES:

06-16-2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Ruthy Or Offek, As Trustee of Revocable Trust Agreement of Ruthy Or Offek dated May 1, 2023	Ruthy Or Offek, As Trustee of Revocable Trust Agreement of Ruthy Or Offek dated May 1, 2023	018-07-0-080.00
(NAME) 703 Lucien Drive	(NAME) 703 Lucien Drive	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Rick King and Lana King, a married couple, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Ruthy Or Offek, As Trustee of Revocable Trust Agreement of Ruthy Or Offek dated May 1, 2023 , "the Grantee," the following described real estate in Davidson County, Tennessee:

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

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 10 on the Plan of Charleston Square Subdivision, Section 1, of record in plat Book 4860, Page 37 and 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rick King and wife, Lana King by Warranty Deed from Douglas E. Franklin and wife, Phyllis J. Franklin of record in Instrument No. 20041103-0132753 Register's Office for Davidson County, Tennessee, dated October 21, 2004 and recorded on November 03, 2004.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 703 Lucien Drive, Goodlettsville, TN 37072

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5 day of AUG, 2025.

Rick King

Lana King

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

On this 5th day of August, 2025, before me personally appeared Rick King and Lana King, 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's (or persons') free act and deed.

Witness my hand, at office, this 5th day of August, 2025.

Notary Signature
My commission expires:

REGINA C. HOCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2028

Tennessee Certification of Electronic Document

I, **Hailey Hodges**, 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 **08/05/2025** (date of document).

Hailey Hodges

Affiant Signature

08/05/2025

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this **5th** day of **August**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: **06-16-2026**

NOTARY'S SEAL

