Karen Johnson Davidson County
Batch# 1315343 DEEDWARR
08/27/2025 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20250827-0068572

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64173
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
King Family Revocable Trust Dated May 11, 2021 2310 Elliott Ave. #611 Nashville, TN 37204	King Family Revocable Trust 1736 Briarmont Place Brentwood TN 37027

TAX MAP PARCEL NUMBERS: 105140C61100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kerri A. Ewing, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donald King, Trustee for the King Family Revocable Trust Dated May 11, 2021** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 611 of The Park at Melrose Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Kerri A. Ewing, a single woman, by Warranty Deed from David Hendrickson a married man, dated December 20, 2022 and recorded on December 21, 2022 of record in Instrument No. 20221221-0131841, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in shown on Exhibit "E" to the Master Deed of record in Instrument No. 20070917-0110745, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Master Regime of the Park at Melrose of record in Instrument No. 20070525-0062832, said Register's Office. Stormwater Detention Agreement of record in Instrument No. 20060623-0075219, said Register's Office. Easement for sanitary sewers and/or storm drainage water mains, Pumps and appurtenances of record in Instrument No. 20060623-0075251, Instrument No. 20060809-0098054 and Instrument No. 20060809-0098082, said Register's Office. The provisions of the condominium Master Deed of record in Instrument No. 20070917-0110745, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter of Melrose Park Master Corporation of record in Instrument No. 20070703-0079125, said Register's Office. Charter of Park at Melrose Condominium of record in Instrument No. 20070925-0114302, said Register's Office.

This is improved property, known as 3310 Elliott Avenue, # 611, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of August, 2025

Kerri A Ewing
Kerri A. Ewing

State of Tennessee

County of Davidson

On this 25th day of August, 2025, before me the undersigned authority, personally appeared Kerri A. Ewing, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $325,000.00.

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Affiant

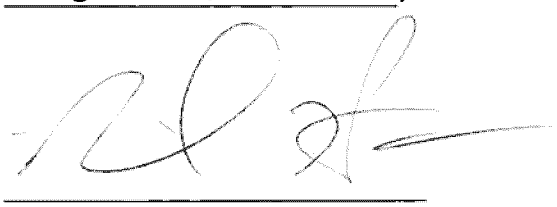
Sworn and subscribed before me this 26th day of August, 2025

Notary

My Commission Expires: 5-16-29

Certificate of Authenticity

I, Nick Harris, 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 **August 26, 2025**.



Affiant Signature

8/26/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **26** day of **August**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

