This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24887-DJ

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1361187 DEEDWARR
12/23/2025 11:47:14 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00
20251223-0102050

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

Affiant

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Subscribed and sworn to before me, this the 15 day of December, 2025.

Notary Public
My Commission Expires: [illegible]

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alexander Lee King and Charlotte Denise King 2844 Whitebirch Drive, 612 Hermitage, TN 37076	NEW OWNER	097-02-0A-612.00.CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, I, **Nicholas Karl Napier, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Alexander Lee King and Charlotte Denise King, husband and wife**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 612, Final Plat, Section One, Phase 5B, Villages of Riverwood, according to survey and plat of same appearing of record in Instrument No. 20161215-0131509, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Nicholas Karl Napier by Warranty Deed from Eric L. Meacham and Nicholas Mark Warren, dated September 13, 2021, recorded October 22, 2021, of record in Instrument No. 20211022-0141969, Register's Office for Davidson County, Tennessee.

Shelly Napier hereby joins in this conveyance to relinquish her right and interest in and to the title, marital or otherwise.

This is improved property located at: **2844 Whitebirch Drive, 612, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Taxes for 2025 have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; 6) other matters of public record, and 7) Deed of Trust from Nicholas K. Napier, an unmarried man to Foundation Title and Escrow, Trustee, to secure to Loandepot.com, LLC, the original principal indebtedness of $427,120.00, dated September 13, 2021, recorded October 22, 2021, filed of record in Instrument No. 20211022-0141970, Register's Office for Davidson County, Tennessee.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of December, 2025.

GRANTOR:

Nicholas K. Napier

Nicholas Karl Napier

Shelly Napier

Shelly Napier

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nicholas Karl Napier and Shelly Napier, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of December, 2025.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028