Karen Johnson Davidson County
Batch# 1403755 DEEDWARR
04/09/2026 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $915.75
20260409-0028888

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/28/28
(AFFIX SEAL)

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH26-10981

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jorge Medrano 312 Ladybird Drive Nashville, TN 37217	NEW OWNER	135 01 0 083.00 and

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gregory Arron King and Caleb Dillon King, Heirs of the Estate of James H. King, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jorge Medrano**, hereinafter called the Grantees, their successors 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 Lot No. 102 on the Plan of TOWN PARK ESTATES, of record in Book 3300, Page 64 and 65, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James H. King, an unmarried person, by Warranty Deed from Metropolitan Nashville Airport Authority, of record in Instrument No. 20070604-0066456, in the Register's Office of Davidson County, Tennessee, dated May 31, 2007 and recorded on June 04, 2007. The said James H. King died on October 09, 2025, intestate, devising subject property to Heirs and/or Devisees of the Estate of James H. King.

See Affidavit of Heirship of record in Instrument No: 202604090028887, recorded on 04/09/2026 in the Register's Office of Davidson County, Tennessee.

Tax identification No. 135 01 0 083.00

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 312 Ladybird Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 7th day of April, 2026

Gregory Arron King, Heir of the Estate of James H. King

Caleb Dillon King, Heir of the Estate of James H. King

STATE OF TENNESSEE

COUNTY OF Dickson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gregory Arron King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Dickson, Tennessee, this 7 day of April, 2026

Notary Public

My Commission Expires: 2-23-2028

JENNIFER HUDGINS
TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

STATE OF TENNESSEE

COUNTY OF Dickson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Caleb Dillon King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Dickson, Tennessee, this 7 day of April, 2026.

Notary Public

My Commission Expires: 2-23-2028

JENNIFER HUDGINS
TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Meredith Berryhill, 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 4/7/26 *(date of document)*.

Custodian's Signature — date 4/7/26

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 7th day of April, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON