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Davidson County DEEDWARR
Recvd: 03/01/04 15:00 2pgs
Fees:13.00 Taxes:456.95

20040301-0023070

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$123,500.00.**

Kristen A Comstock
Affiant

Subscribed and sworn to before me, this ~~the 20th~~ day of February, 2004.

Notary Public

My commission expires: 10-04-06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE MARSHALL CO. TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Kristen A. Comstock** | | **131-5-B-423.00-CO** |
| **423 Summit Ridge Place** | Same as | |
| **Nashville, TN 37215** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Jennifer Kocak Knudsen, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Kristen A. Comstock, an unmarried woman**

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:

**Land in Davidson County, Tennessee being Unit 423 on the plan of Four Seasons, a Condominium Development together with the undivided interest in the common elements appurtenant to said unit as set forth in the Master Deed establishing Four Seasons, a Condominium of record in Plat Book 6841, Page 349, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.**

**Being the same property conveyed to Jennifer Kocak Knudsen, an unmarried woman by deed dated September 30, 2002 from Brian Cummings, unmarried of record in Instrument No.20021009-0123123, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record.**

This is improved (__X__) Unimproved (____) property, known as **423 Summit Ridge Place, Nashville, TN 37215**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 20th day of February, 2004.

Jennifer Kocak Knudsen

**Jennifer Kocak Knudsen**

**STATE OF** Tennessee
**COUNTY OF** Marshall

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Kocak Knudsen,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office
on this **20th** day of **February, 2004.**

NICHOLE WARREN NOTARY PUBLIC AT LARGE MARSHALL CO. TN

Nichole Warren
**Notary Public**

**My Commission Expires:** 10-04-06