Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me this 22nd day of May, 2019

Notary Public
My commission expires: 2/12/23

Karen Johnson Davidson County
Batch# 233209 DEEDWARR
05/22/2019 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20190522-0048477

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Nigel B. Knop<br>351 Huntington Ridge Drive<br>Nashville, TN 37211 | Same | 161-11-0A-015.00-1 |

# Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Nancy Kristine Knop, a married woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Nigel B. Knop, a single man,** 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:

Being Unit No 9. on the Plan of Huntington Ridge Townhouses, (erroneously shown as Hunting Ridge Townhouse on prior deed) of record in Plat Book 4675. Page 9. Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Nancy Kristine Knop by deed from Leland D. Watts by. of record in Instrument 20120509-0040176 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the Covenant, Condition, or Restriction, recorded in Book 4729. Page 687 and amended in Book 4889 Page 905, Book 5394 Page 243 Boo 7423 Page 762 in the official records of Davidson County Register of Deeds.

2. All matters appearing on the plan of Huntington Ridge Townhouses of record in Plat Book 4675 Page 9 Register's Office for Davidson County, Tennessee.

This property is improved property known as 351 Huntington Ridge Drive, Nashville, TN 37211

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 22nd day of May, 2019.

Nancy Kristine Knop

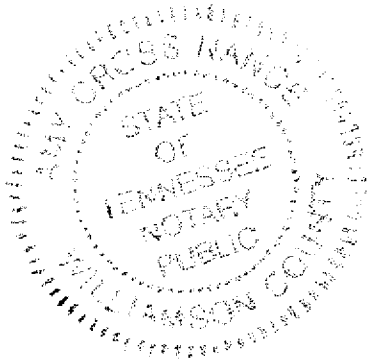
Bradford Knop, who joins in this conveyance for the soil purpose of waiving any marital interest that he may have in the property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of May, 2019, before me personally appeared Nancy Kristine Knop and Bradford Knop, 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 (or person's) free act and deed.

Witness my hand, at office, this 22nd day of May, 2019.

Notary Signature
My commission expires: 2/12/23



I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY