This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4229

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-BR-19-1844

Karen Johnson Davidson County
Batch# 241856 DEEDWARR
06/11/2019 10:14:11 AM 3 pgs
Fees: $18.00 Taxes: $947.20

20190611-0055943

STATE OF TENNESSEE
COUNTY OF Tennessee

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $256,000.00

Affiant

Subscribed and sworn to before me, this the 7th day of June, 2019

Notary Public
My Commission Expires: 7/6/20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas E. Donnelly Harriet Dembe 1844 Grace Point Lane Nolensville, TN 37135	new owners	188-10-0A-040.00

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 considerations, the receipt of which is hereby acknowledged, We, **Adam F. Knight and Chelsea N. Knight, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Thomas Donnelly and Harriet Dembe 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 Lot No. 40 on the Plan of Final Plat, Carothers Crossing, Phase 2, Section 1, Lots 21-61 of record in Plat at Instrument No. 20070807-0093924, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adam F. Knight and Chelsea N. Knight, husband and wife by Warranty Deed from Christopher Cody Sellers, married and his wife, Gabrielle E. Sellers of record in Instrument No. 20140828-0078666 Register's Office for Davidson County, Tennessee, dated August 26, 2014 and recorded on August 28, 2014.

This Instrument executed on behalf of Chelsea N. Knight by Adam F. Knight pursuant to the Power of Attorney of record in Instrument No 20190611-0055942, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **1844 Grace Point Lane, Nolensville, TN 37135.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes 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; and 6) other matters of public record.

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 7th day of June, 2019.

GRANTOR:

Adam F. Knight

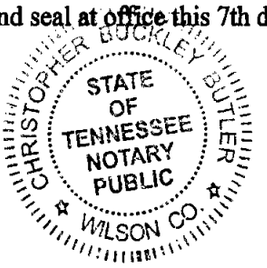
Chelsea N Knight by Adam Knight as Attorney In Fact

Chelsea N. Knight by Adam F. Knight as Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Adam F. Knight, 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of June, 2019.

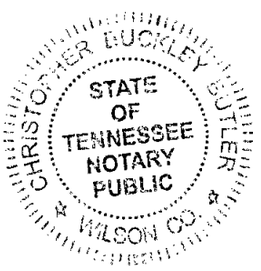


Notary Public
My Commission expires: 9-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Adam F. Knight, the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Chelsea N. Knight, as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 7th day of June, 2019.



Notary Public
My Commission expires: 9-2021

EXHIBIT "A"
TO Warranty Deed
From: Adam F. Knight and Chelsea N. Knight
To: Thomas E. Donnelly and Harriet Dembe

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 7th day of June, 2019.

Notary Public
My Commission Expires: 9-20-21

