THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 275715 DEEDWARR
08/23/2019 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20190823-0084993

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Timothy Fogle and Ashlyn Fogle 144 Tulip Grove Point Hermitage, TN 37076	WELLS FARGO BANK 2801 WELLS FARGO WAY MINNEAPOLIS, MN 55467-8000	086-12-0A-021.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jeffrey A. Knight and Hollie Knight (formerly known as Hollie Hongosh)**, **Husband and Wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Ashlyn Fogle and Timothy Joseph Fogle, Wife and Husband**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Final Plat Revision of Section One Tulip Grove Pointe "Cluster Lot Subdivision" of record to Plat at Instrument No. 20060905—0109478, 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 Jeffrey A. Knight, a single man and Hollie Hongosh, a single woman, as joint tenants in common with rights of survivorship, by Warranty Deed from Dustin Phillip Fulton and wife, Talia Kissinger Fulton, of record on November 29, 2016, at Instrument No. 20161129-0125025, Davidson County Register of Deeds. Hollie Hongosh is now known as Hollie Knight.

This property is commonly known as 144 Tulip Grove Point, Hermitage, TN 37076.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 22 **day of August, 2019**:

Jeffrey A. Knight
by Hollie Knight
Attorney in Fact

Jeffrey A. Knight by Hollie Knight, Attorney in Fact

Hollie Knight, formerly known as Hollie Hongosh

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hollie Knight,** the bargainors, 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, this 22 day of August, 2019:

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF Williamson

On this 22 day of August, 2019, before me personally appeared **Hollie Knight**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Jeffrey A. Knight**, and who acknowledged that such person executed the same as the free act and deed of **Jeffrey A. Knight** . Witness my hand and official seal, this the 22 day of **August, 2019**:

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$335,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 22nd **DAY OF** August, 2019:

Carmen Coats
Notary Public

My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

True Copy Certification

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

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022