When Recorded Return To:
Heather Townsend
First American Title Insurance Company
National Commercial Services
Six Concourse Parkway, Ste. 2000
Atlanta, GA 30328
File No: NCS 3303211-02

Karen Johnson Davidson County
Batch# 298701 DEEDWARR
10/10/2019 08:41:30 AM 12 pgs
Fees: $63.00 Taxes: $370.00
20191010-0103798

This instrument prepared by:
Rebecca T. Garland
831 Percy Warner Blvd
Nashville, Tennessee 37205

WARRANTY DEED

Address of New Owner:
Andalusia Properties, Inc.
200 Galleria Parkway, SE, Ste. 900
Atlanta, GA 30339

Send Tax Bills to:
Owner

MORTAGEE:

Map and Parcel No.
043 11 0 117.00

WHEREAS, title to the hereinafter described property, ("Property") was originally vested in Raymond D. Knight and wife Thelma Lee Knight; and,

WHEREAS, both Raymond D. Knight and Thelma Lee Knight are deceased with Thelma Lee Knight who survived her husband dying in 1992 unmarried; and,

WHEREAS, Thelma Lee Knight left as her heirs at law seven surviving children from her marriage to Raymond D. Knight and a child from a prior relationship who predeceased her. Her estate was administered and during that administration, the heirs of her deceased child all signed releases of claims to the real estate reciting consideration; and

WHEREAS, after the death of Thelma Lee Knight, Jerry Ward Knight, one of her surviving children obtained by Quitclaim Deed the interests of three of his siblings in the Property; and

WHEREAS, by Order of the Chancery Court for Davidson County, Tennessee in the lawsuit styled ***Sherrie Alberta Knight as Personal Representative of the Estate of Jerry Ward Knight, et al v. George Knight, et als Docket No. 18-862-III,*** title to the Property at the death of Jerry Ward Knight was vested as follows, Jerry Ward Knight, an undivided 4/7th interest, Sherrie Alberta Knight, an undivided 1/7th interest, Mildred Knight White, an undivided 1/7th interest and George Knight, an undivided 1/7 interest.

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt and sufficiency of which is hereby acknowledged, **Sherrie Alberta Knight, Personal Representative of the Estate of Jerry Ward Knight, Sherrie Alberta Knight, George Knight and Mildred Knight White a/k/a Faye Knight White** ("Grantors"), by these presents do hereby transfer, sell and convey to **ANDALUSIA PROPERTIES, INC., a Georgia Corporation** ("Grantee"), its successors and/or assigns, all their respective right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No.92 of an unrecorded plan in Block 1, of a recorded plan in Book 1130, Page 37, Register's Office for Davidson County, Tennessee.

Said Lot begins at a point on the easterly margin of McArthur Drive at the corner of Lots 93 and 92 being 482 feet more or less north of Old Hickory Blvd.; thence with the line between Lots 93 and 92 eastwardly 150 feet to the common corner of Lots,93, 92 , 8 and 9; thence with the line between Lots No. 9,and 92 northwardly 100 feet to the common corner of Lots 9, 92, 10 and 91; thence with the line between Lots No. 92 and 91; westwardly 150 feet to the easterly margin of McArthur Drive; thence with said Drive southwardly 100 feet to the beginning.

Being the same property conveyed to Raymond D. Knight and wife Thelma Lee Knight, By Installment Deed from Robert C. Adams of record in Book 1517, Page 313, Register's Office for Davidson County, Tennessee,(RODCT) and Quitclaim Deed from Hazel Adams of record in Book 4439, Page 642 RODCT. Raymond D. Knight died in 1976 and Thelma Lee Knight died in 1992. Pursuant to a lawsuit to quiet title identified as ***Sherrie Alberta Knight as Personal Representative of the Estate of Jerry Ward Knight, et al v. George Knight, et als in the Chancery Court for Davidson County, Tennessee, Docket No. 18- 862-III,*** the Court held in an Order of record as Instrument Number 20190724-0072673, RODCT that title to the Property at the death of Jerry Ward Knight was vested as follows, Jerry Ward Knight, an undivided 4/7th interest, Sherrie Alberta Knight, an undivided 1/7th interest, Mildred Knight White, an undivided 1/7th interest and George Knight, an undivided 1/7 interest.

THIS IS IMPROVED PROPERTY with the address of 108 McArthur Drive, Madison, Tennessee 37115.

Sherrie Alberta Knight, Mildred Knight and Frances Knight Draper join in this conveyance to convey any right, title and interest they have as beneficiaries under the Will of Jerry Ward Knight.

This conveyance is subject to (a) 2019 real property taxes and subsequence years and assumed by the grantee(s); (b) all matters shown on plat of record in Book 1130, Page 37, Registers Office for Davidson County, Tennessee; and (c) applicable government and zoning regulations.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and/or assigns, forever.

AND Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except as shown herein.

AND Grantors do further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said real property 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.

IN WITNESS WHEREOF, the Grantors hereby affixes their signature on this the 1st day of October, 2019.

Sherrie Alberta Knight
Sherrie Alberta Knight, Personal Representative of the Estate of Jerry Ward Knight

Sherrie Alberta Knight
Sherrie Alberta Knight, Individually and Beneficiary

Mildred Knight White a/k/a Faye Knight White, Individually and Beneficiary

George Knight, Individually

Frances Knight Draper, Beneficiary

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration or value whichever is greater, for this transfer is $100,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Affiant Sherrie Alberta Knight

Subscribed and sworn to before me this the 1st *day of* October, *2019.*

Notary Public Saajan Patel

My commission expires: 05/09/2023

(Affix Seal)

SAAJAN PATEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

IN WITNESS WHEREOF, the Grantors hereby affixes their signature on this the 24 day of October, 2019.

Sherrie Alberta Knight, Personal Representative of the Estate of Jerry Ward Knight

Sherrie Knight, Individually and Beneficiary

Faye Knight White

Mildred Knight White a/k/a Faye Knight White, Individually and Beneficiary

George Knight, Individually

Frances Knight Draper, Beneficiary

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Cleveland

I hereby swear or affirm that the actual consideration or value whichever is greater, for this transfer is $100,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Affiant Faye Knight White

Subscribed and sworn to before me this the 19th *day of* September, *2019.*

Notary Public

My commission expires:

06/10/2023

(Affix Seal)

BENITA M ANDERSON NOTARY PUBLIC GASTON COUNTY, NC My Commission Expires 06-10-2023

IN WITNESS WHEREOF, the Grantors hereby affixes their signature on this the 10th day of September, 2019.

Sherrie Alberta Knight, Personal Representative of the Estate of Jerry Ward Knight

Sherrie Knight, Individually and Beneficiary

Mildred Knight White, Individually and Beneficiary

George Knight, Individually

Frances Knight Draper, Beneficiary

STATE OF TENNESSEE
COUNTY OF _____

I hereby swear or affirm that the actual consideration or value whichever is greater, for this transfer is $100,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Affiant George Knight

Subscribed and sworn to before me this the ____day of _____, 2019.

Notary Public See Attached Jurat

My commission expires:

(Affix Seal)

IN WITNESS WHEREOF, the Grantors hereby affixes their signature on this the 19th day of September, 2019.

Sherrie Alberta Knight, Personal Representative of the Estate of Jerry Ward Knight

Sherrie Knight, Individually and Beneficiary

Mildred Knight White, Individually and Beneficiary

George Knight, Individually

Frances Knight Draper

Frances Knight Draper, Beneficiary

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration or value whichever is greater, for this transfer is $100,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Affiant Frances Knight Draper

Subscribed and sworn to before me this the 19 *day of* September, *2019.*

Notary Public Connie Austin

My commission expires:

(Affix Seal)

CONNIE AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

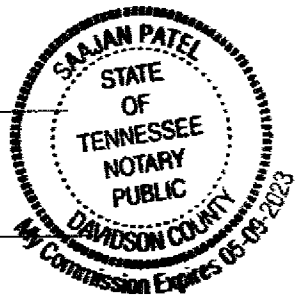
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Sherrie Alberta Knight, as Personal Representative of the Estate of Jerry Ward Knight,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she is the Personal Representative of the above Estate and she is authorized to execute this Deed as Personal Representative for the purposes therein intended.

Witness my hand and official seal, this 1st day of October, 2019.

Saajan Patel
Notary Public

My Commission Expires:



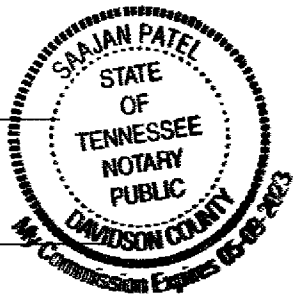
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Sherrie Alberta Knight,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing Deed for the purposes therein contained.

Witness my hand and official seal, this 1st day of October, 2019.

Saajan Patel
Notary Public

My Commission Expires:



STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Frances Knight Draper,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing Deed for the purposes therein contained.

Witness my hand and official seal, this ____ day of _____, 2019.

_____
Notary Public

My Commission Expires:_____

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☐ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

1 George Knight
2
3
4
5
6

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Amador

SHARON LEE ROETHLISBERGER
Notary Public - California
Amador County
Commission # 2249603
My Comm. Expires Aug 9, 2022

Place Notary Seal and/or Stamp Above

Subscribed and sworn to (or affirmed) before me

on this 19 day of September, 2019,
by *Date* *Month* *Year*

(1) George Knight

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Sharon Lee Roethlisberger
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 9/19/19 Number of Pages: 1

Signer(s) Other Than Named Above: _____

©2017 National Notary Association

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Cleveland

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Mildred Knight White a/k/a Faye Knight White,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing Deed for the purposes therein contained.

Witness my hand and official seal, at office in Kings Mountain, North Caroline, this 19th day of September, 2019.

BENITA M ANDERSON NOTARY PUBLIC My Commission Expires 06-10-2023 GASTON COUNTY, NC

Notary Public

My Commission Expires: 06/10/2023

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____

On _____, 20___, before me, _____, personally appeared **George Knight** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within Instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon or behalf of which the person acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____(SEAL)
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Mildred Knight White,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing Deed for the purposes therein contained.

Witness my hand and official seal, at office in _____, _____, this ____ day of _____, 2019.

_____
Notary Public

My Commission Expires:_____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Amador

On September 19, 2019, before me, Sharon Lee Roethlisberger, notary public personally appeared **George Knight** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within Instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon or behalf of which the person acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sharon Lee Roethlisberg (SEAL)
Notary Public

SHARON LEE ROETHLISBERGER
Notary Public - California
Amador County
Commission # 2249603
My Comm. Expires Aug 9, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Sherrie Alberta Knight, as Personal Representative of the Estate of Jerry Ward Knight,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she is the Personal Representative of the above Estate and she is authorized to execute this Deed as Personal Representative for the purposes therein intended.

Witness my hand and official seal, this ____ day of _____, 2019.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Sherrie Alberta Knight,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing Deed for the purposes therein contained.

Witness my hand and official seal, this ____ day of _____, 2019.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Frances Knight Draper,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing Deed for the purposes therein contained.

Witness my hand and official seal, this 19 day of September, 2019.

CONNIE AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

CONNIE AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MAY 5, 2020

Connie Austin
Notary Public

My Commission Expires: 5-5-2020

True Copy Certification

I, Heather Townsend, 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.

Heather Townsend
Signature

State of GEORGIA

County of FULTON

Personally appeared before me, [~~Name of Notary~~] * Kimberly T. Branch, a notary public for this county and state, [~~name of person making certification~~] ** Heather Townsend 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: 2/28/20
Notary' Seal (if on paper)

Kimberly T. Branch
NOTARY PUBLIC
Cobb County, GEORGIA