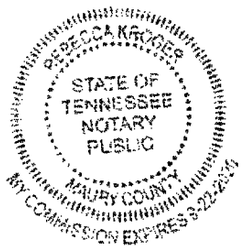
Karen Johnson Davidson County
Batch# 392833 DEEDWARR
04/28/2020 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $673.40
20200428-0044395

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $182,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of April, 2020. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
2118 15th Avenue North General Partnership	New Owner	059-15-0A-084.00-CO
2118 15th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AISHA JENELLE MCKNIGHT K/N/A AISHA JENELLE MCKNIGHT BARON, A MARRIED WOMAN AND JEAN ELEANOR MCKNIGHT, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2118 15TH AVENUE NORTH GENERAL PARTNERSHIP, A TENNESSEE PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 165 on the Plan of Final Plat of Phase III, Chateau Valley of record in Plat at Instrument No. 20001103-0109136, 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 Aisha Jenelle McKnight and Jean Eleanor McKnight by Warranty deed from Cumberland Builders, Inc. of record in Instrument No. 20040805-0094483 Register's Office for Davidson County, Tennessee, dated July 30, 2004 and recorded on August 05, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3313 William Bailey Drive, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of April, 2020.

Aisha Jenelle McKnight Baron

Jean Eleanor McKnight

*James Baron is signing to waive any rights he might have to the property located at 3313 William Bailey Drive, Nashville, TN 37207, especially any marital rights.

James Baron

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Aisha Jenelle McKnight Baron, Jean Eleanor McKnight and James Baron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of April, 2020.

Notary Public

My Commission Expires: 11/03/2020

GINA ANNE CARTER NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 03, 2020

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