22149
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 397981 DEEDWARR
05/08/2020 03:05:30 PM 5 pgs
Fees: $28.00 Taxes: $1,069.30
20200508-0048295

WARRANTY DEED

Address New Owner(s):
James Frazier
2308 Clay Lick Road
White Creek, TN 37189

Send Tax Bills to:
New Owners

Map/Parcel: 02300001900 & 02300002000

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Steve Allen Knight, as Executor of the Estate of Charles Melvin Knight and Steve Allen Knight, Dennis Woodson Knight, Sandra Musick and Travis Barrett as sole devisee's under the Will of Charles Melvin Knight** , hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my interest unto **James Frazier and Lisa Frazier**, husband and wife, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a tract of land in the 10th Civil District of Davidson County, located on the north side of Clay Lick Pike.

Beginning at a point in the center of Clay Lick Pike, S 80 degrees E 195 feet to a point; thence S 59 degrees E 536.35 feet to a point; thence N 33 degrees E 41.25 feet to a point; thence S 59 degrees E 41.25 feet to a point; thence N 34 degrees E 561 feet to a point; thence N 88 degrees W 907.5 feet to a point; thence S 26 degrees W 247.5 feet with the D. B. Luster tract to the point of beginning, containing 6.7 acres, more or less.

INCLUDED in the above description but expressly EXCLUDED from this conveyance is the following property which was conveyed to the State of Tennessee, Department of Highways, by of record in Book 4508, page 900, Register's Office for Davidson County, Tennessee.
Beginning at a point in the center of Clay Lick Road said point being Robert H. Brodie's southeast corner; thence with Brodie's easterly boundary line North 28 deg. 20 min. East 41 feet, more or less; thence South 61 deg. 27 min. 38 sec. East 120 feet, more or less to a point which is 320 feet northeast of center line station 333+75 of proposed I-24; thence southwestwardly 33 feet, more or less, the center of Clay Lick Road; thence with said road northwestwardly 120 feet, more or less, to the point of beginning and containing 4,000 square feet.

BEING part of the same property conveyed to Charles M. Knight and wife, Mildred S. Knight by deed from Sadie Bell McCarley, dated January 5, 1990, and filed on January 18, 1990, in Book 8027, page 830, said Register's Office. The said Mildred S. Knight having predeceased Charles M. Knight, who died testate on August 26, 2019. Pursuant to the Last Will & Testament of Charles Melvin Knight, Docket No. 19P1729, in the Circuit Court of Davidson County, Tennessee, Probate Division, title is now vested in Steve Allen Knight, Dennis Woodson Knight, Sandra Musick and Travis Barrett.

Charles M. Knight and Charles Melvin Knight being one and the same person.

THIS conveyance is subject to: 2020 taxes, prorated and assumed and all restrictions and easements and zoning regulations which may be applicable.

This is improved property known as: 2280 Clay Lick Road, Whites Creek, TN 37189
and unimproved property known as: 0 Clay Lick Road, Whites Creek, TN 37189

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 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 GRANTEES, their heirs 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 my/our hand(s) as on the date shown on the Notary forms.

Steve Allen Knight, ex
Steve Allen Knight, Executor

Steve Allen Knight
Steve Allen Knight, individually

Dennis Woodson Knight
Dennis Woodson Knight

Sandra Musick
Sandra Musick

Travis Barrett
Travis Barrett

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Steve Allen Knight, ~~as Executor for the Estate of Charles Melvin Knight and/ Steve Allen Knight, individually~~**, the within named bargainor, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of April, 2020.

Ollie Mae Parsley
Notary Public

My Commission Expires:
3/8/22

OLLIE MAE PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dennis Woodson Knight**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of April, 2020.

Ollie Mai Parsley
Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sandra Musick**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of April, 2020.

Ollie Mai Parsley
Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Travis Barrett**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of April, 2020.

Ollie Mai Parsley
Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Steve Allen Knight,** Executor of the Estate of Charles Melvin Knight, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 30 day of April, 2020.

My Commission Expires:
3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 289,000.00

Steve Allen Knight
Affiant

Subscribed and sworn to before me this 30 day of April, 2020.

My Commission Expires:
3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

True Copy Certification

I, Christopher M. Corriveau, 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 Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

