This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
105
Nashville, TN 37203
File Number: 7-20-6990

Karen Johnson Davidson County
Batch# 401094 DEEDWARR
05/15/2020 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,540.12
20200515-0050817

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $416,250.00.

Affiant

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

Subscribed and sworn to before me, this the 7th day of May, 2020.

Notary Public
My Commission Expires: 2/19/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kurt Jason Knapp and Melissa Ann Knapp 6533 Chessington Drive Nashville, TN 37221	Same	155-08-0C-231.00CO

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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Donald J. Chisholm and Kimberly B. Chisholm, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kurt Jason Knapp and Melissa Ann Knapp, husband and wife**, hereinafter called the Grantees, 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. 231 on the Plan of Resubdivision of Lots 230 and 231, Poplar Creek Estates, Phase Two of record in Plat Book 8250, Page 678, 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 Donald J. Chisholm and wife, Kimberly B. Chisholm, by deed from Evan Rittenberg, an unmarried man, of record in Instrument No. 20120921-0086160, Register's Office for Davidson County, Tennessee, dated September 20, 2012 and recorded on September 21, 2012.

This is ☒ improved or ☐ unimproved property located at: **6533 Chessington Drive, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees 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 May, 2020.

GRANTOR:

Donald J. Chisholm

Kimberly B. Chisholm

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and stated, the within named Donald J. Chisholm and Kimberly B. Chisholm, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of May, 2020.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5-2-22

True Copy of Certification

I, Bonnie Curry, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

Bonnie Curry

State of Tennessee

County of Williamson

Personally appeared before me, Carol M. Holmes, a notary public for this county and state, Bonnie Curry, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Carol M. Holmes, Notary Public

My commission expires on 2/19/24

