Karen Johnson Davidson County
Batch# 442295 **DEEDWARR**
07/22/2020 11:57:48 AM 2 pgs
Fees: $13.00 Taxes: $1,718.65

20200722-0080441

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$464,500.00** (Four Hundred Sixty Four Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 20th day of July, 2020.

JEFFREY GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT. 7, 2020

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Krista Knight 2404 Sunset Place Nashville, TN 37212	Strong Home Mortgage, LLC 9408 Grant Avenue, Suite 302 Manassas, VA 20110	10415022500

WARRANTY DEED

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, **JOHN JOSEPH ROHTERT, A SINGLE MAN** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **KRISTA KNIGHT, A SINGLE WOMAN** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 2 on the Plan of Home Mortgage Company's re-subdivision of certain lots in the Linden Place, as of record in Book 1130, Page 42, Register's Office for said County.

Said Lot No. 2 fronts 54.2 feet on the northerly side of sunset, formerly Linden Place and runs back 183.3 feet on the westerly line and 193.3 feet on the easterly line to a dead line, measuring 53.75 feet thereon.

Being the same property conveyed to John Joseph Rohtert by deed from Donald Arkovitz, Successor Trustee, of record in Book 7949, Page 257 dated September 29, 1989 and recorded September 29, 1989, Register's Office for Davidson County, Tennessee.

Being also known as 2404 Sunset Place, Nashville, Tennessee 37212.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2404 SUNSET PLACE** **NASHVILLE, TN 37212**

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number: GTE File: 2020065659

WITNESS, this 20th day of July, 2020

John Joseph Rohtert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of July, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John Joseph Rohtert** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 20th day of July, 2020.

Notary Public

Commission Expires: _____

NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2020

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2020

LTSR Number:

GTE File: 2020065659