This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7945

Karen Johnson Davidson County
Batch# 444617 DEEDWARR
07/28/2020 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,020.83
20200728-0082427

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $275,900.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of July, 2020.

Notary Public
My Commission Expires: 2/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Raegan Meredith Hensley and Chris Louis Brown 4116 Edwards Avenue Nashville, TN 37216	Synovus Bank 800 Shades Creek Pkwy, MS101 Birmingham, AL 35209	061-06-0-097.00

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brenda C. Knalls, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Raegan Meredith Hensley, an unmarried woman, and Christopher Louis Brannon, an unmarried man, as tenants in common with right of survivorship**, 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. 6 on the Plan of Resubdivision of Part of Maplewood Heights of record in Plat Book 2854, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 70 feet on the Easterly side of Edwards Avenue and extends back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Dwayne S. Knalls and wife, Brenda C. Knalls by Warranty deed from Lena R. Brown, a widow of record in Book 6599, page 721, Register's Office for Davidson County, Tennessee, dated July 03, 1985 and recorded on July 05, 1985.

Being the same property conveyed to Brenda C. Knalls by Quitclaim deed from Dwayne S. Knalls of record in Book 8245, page 208, Register's Office for Davidson County, Tennessee, dated August 07, 1990 and recorded on November 29, 1990.

This is improved property located at: **4116 Edwards Avenue, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 23rd day of July, 2020.

GRANTOR:

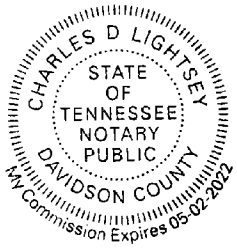
Brenda C. Knalls

Brenda C. Knalls

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brenda C. Knalls, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of July, 2020.



Notary Public
My Commission expires: 5.2.22

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Lori Patterson, 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: 03/13/2022

