WARRANTY DEED

Karen Johnson Davidson County
Batch# 449653 **DEEDWARR**
08/04/2020 02:56:22 PM 3 pgs
Fees: $18.00 Taxes: $1,914.75

20200804-0086342

JM-SB-CH-20-4107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $517,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Lindsay Nickens	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	**103-08-0-090.00**
4107 Murphy Rd	**761 Old Hickory Blvd., Suite 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-4743	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LANA LEIGH KNIGHT AND DEBRA LYNNE DAVIS AND GEORGE DAVID KNIGHT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LINDSAY NICKENS, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

Tract No. 1:

Being part of Lot No. 350 on the map of the Richland Realty Co's West Lawn Subdivision, as of record in Plat Book 421, Page 32, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Southerly margin of the Murphy Road at a point 63 feet East of the corner of Lots Nos. 349 and 250, being the N. E. corner of the property conveyed to Bringhurst-Reid Co., by deed from S. G. Stinchfield and wife, of record in Book 612, Page 56, said Register's Office; thence with the Southerly margin of said Murphy Road, Eastwardly 63.5 feet, more or less, to the N. W. corner of the property conveyed to Mark Kinningham and wife, by deed from Bransford Realty Company, of record in Book 473, Page 298, said Register's Office; thence with Kinningham's Westerly line, Southwardly 175 feet; thence Westwardly 63 feet, more or less, to the Easterly line of said Bringhurst-Reid Company's property; thence with same, Northwardly 175 feet, to the point of beginning.

Tract No. 2

Being part of the Westerly part of Lot No. 350 in the Richland Realty Company's West Lawn Subdivision, a plan of which is of record in Plat Book 421, page 32, Register's Office for Davidson County, Tennessee, conveyed to S. G. Stinchfield and wife, by deed from R. W. Pearson and wife, of record in Book 530, page 166, Register's Office for Davidson County, Tennessee.

Beginning at a point on the East line of said Westerly part of Lot No. 350, 175 feet Southwardly from the Northeast corner of said lot, and said point being the Southeast corner of the property conveyed by deed to J. W. Knight and wife, by S. G. Stinchfield and wife, of record in Book 888, page 261 , said Register's Office; thence West 63 feet more or less along the South line of said J. W. Knight property to the East line of the property conveyed by deed to Bringhurst-Reid Company by S. G. Stinchfield and wife, of record in Book 612, page 56, said Register's Office; thence Southwardly 75 feet along said Bringhurst-Reid Company's East line to a point; thence Eastwardly parallel with the south line of said J. W. Knight property 63 feet, more or less, to the East line of said Westerly part of Lot No. 350, 75 feet to the point of beginning.

Being the same property conveyed to Robert F. Spann, Trustee by deed from Cora Knight of record in Book 5304, page 893, Register's Office for Davidson County, Tennessee, dated June 23, 1978 and recorded on June 29, 1978, and within the same deed, the said Robert F. Spann, Trustee, devised his interest in the subject property to George S. Knight. The said Cora Knight retained a life estate unto herself in the aforesaid deed, which was extinquished upon her death in March 1981.

Being the same property conveyed to Robert F. Spann, Trustee by deed from George S. Knight of record in Book 5827, page 884, Register's Office for Davidson County, Tennessee, dated December 7, 1981 and recorded on December 7, 1981, and within the same deed, the said Robert F. Spann, Trustee, devised his interest in the subject property to George S. Knight and wife, Betty Knight, creating an estate by the entireties.

The said George S. Knight died September 3, 2010, leaving his wife, Betty Knight, as the surviving tenant by the entirety. The said Betty Knight died May 29, 2018, and by her Last Will and Testament filed as Docket No. 18P1322 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised the subject property to her three children, George David Knight, Debra Lynn Davis and Lana Leigh Knight.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 421, Page 32, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **4107 Murphy Rd, Nashville, Tennessee 37209-4743**.

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. 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) this the 21st DAY OF JULY, 2020.

Lana Leigh Knight

Debra Lynne Davis

George David Knight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LANA LEIGH 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of July, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA LYNNE DAVIS, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of July, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE DAVID 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of July, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212