WARRANTY DEED

Karen Johnson Davidson County
Batch# 457669 DEEDWARR
08/17/2020 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20200817-0091658

File No. AT0007206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY
MY COMMISSION EXPIRES 12-4-2023

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Kneff and Sarah Bird	NEW OWNERS	
(NAME)	(NAME)	
65 Creighton Avenue	65 CREIGHTON AVENUE	083-03-0-001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206	NASHVILLE, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Wendy S. Trezise and William J. Trezise, wife and husband** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Kneff, a single man and Sarah Reid Bird, a single woman,*** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* as tenants in common with the right of survivorship

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Scott Avenue Annex of record in Plat Book 2331, Page 87, 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 12 fronts 37 feet on the Northerly side of Creighton Street and runs back 142.6 feet on the Westerly line and 146.1 feet on the Easterly line to a dead line, which is a broken line, and measures 27.1 feet thereon.

Being the same property conveyed to Wendy S. Trezise and William J. Trezise, wife and husband by Warranty deed from D219, LLC of record in Instrument No. 20160224-0017754 Register's Office for Davidson County, Tennessee, dated February 22, 2016 and recorded on February 24, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 65 Creighton Avenue, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

This Deed shall be effective in transferring ownership on the 14 day of August, 2020.

Witness my hand this 14th day of August, 2020.

Wendy S. Trezise

Wendy S. Trezise by Leslie A. Garside, as her attorney in fact

Wendy S. Trezise by Leslie A. Garside and/or
Joshua L. Hunter as her Attorney in fact

William J. Trezise

William J. Trezise by Leslie A Garside, as his attorney in fact

William J. Trezise by Leslie A. Garside and/or
Joshua L. Hunter as his Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Leslie A. Garside, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Wendy S. Trezise, and that this instrument was executed on behalf of the said Wendy S. Trezise for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 2020.

Notary Public Ashley Osgood

My Commission Expires:

ASHLEY OSGOOD
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY
MY COMMISSION EXPIRES 12-4-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Leslie A. Garside, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for William J. Trezise, and that this instrument was executed on behalf of the said William J. Trezise for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 2020.

Notary Public Ashley Osgood

My Commission Expires:

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

ASHLEY OSGOOD
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY
MY COMMISSION EXPIRES 12-4-2023

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

