WARRANTY DEED

Karen Johnson Davidson County
Batch# 461740 DEEDWARR
08/21/2020 10:35:14 AM 2 pgs
Fees: $13.00 Taxes: $214.60

20200821-0094554

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires October 23, 2023

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Guy Knox	Guy Knox	28-99
(NAME)	(NAME)	
5158 Ridge Hill Drive	3300 Freeman Hollow Rd	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20202308

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/we, **Codi James Maddox and Suzanne Maddox** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Guy Knox**, 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. :

Certain real property situate in the 14th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at a point in the Northerly margin of Ridge Hill Drive said point being 2533.28, more or less, West of the Westerly line of the M.S. Spruill property of record in Book 3761, page 337, Register's Office for Davidson County, Tennessee; thence North 2° 35' West, 1992.58 feet to an iron pin; thence North 59° 30' West, 155.2 feet to an iron pin said point being the Easterly line of the National Council for Jewish Women of record in Book 3162, page 106, Register's Office for Davidson County, Tennessee; thence with said Councils Easterly line South 0° 56' West, 2033.26 feet to a point in the Northerly margin of Ridge Hill Drive; thence with the Northerly margin of said Drive Easterly 258.53 feet to the point of beginning, containing 9.03 acres, more or less.

BEING the same property conveyed to Codi James Maddox by Quitclaim Deed from Emmett Allison dated February 14, 2018 and filed of record in Instrument 20180214-0014616, and corrected in Instrument 20181126-0114916, Register's Office for Davidson County, Tennessee.

Unimproved ☒

This is improved ☐ property, known as 5158 Ridge Hill Drive, Joelton, TN 37080
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 19th day of August, 2020

Codi James Maddox

Suzanne Maddox

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Codi James Maddox and Suzanne Maddox, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th of August, 2020.

Notary Public
My Commission Expires:

DON KEITH HEAD II
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021