THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 473541 **DEEDWARR**
09/10/2020 02:22:56 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20200910-0103384

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $270,000.00

Affiant

Subscribed and sworn to before me, this 4th day of September, 2020.

Notary Public
My Commission Expires: 7/9/24

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

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Adam Mazan 1334 Sula Drive Hermitage, TN 37076	New Owner	Tax Parcel ID No. 086-12-0B-006.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMANDA DAWN ASHCRAFT AND CHARLES BLAKE KNIGHT, WIFE AND HUSBAND,** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **ADAM MAZAN, A MARRIED MAN** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 6 on the plan of Tulip Grove, as shown on Exhibit "A-1" (erroneously referred to as Exhibit B in prior deed) to the Declaration of Covenants, Conditions and Restrictions of Tulip Grove, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161123-0123638, and amended as Instrument Nos. 20161123-0124072, and 20161130-0125792, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to AMANDA DAWN ASHCRAFT AND CHARLES BLAKE KNIGHT, WIFE AND HUSBAND, by deed from SOUTHEASTERN DEVELOPMENT ENTERPRISE LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20180116-0004161, dated January 10, 2018, said Register's Office.

This is unimproved property commonly known as: **1334 Sula Drive, Hermitage, TN 37076**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantors covenants that they have lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #4-SR-VG-21-1334

IN WITNESS WHEREOF, Grantors have executed this instrument on this 3rd day of September, 2020.

AMANDA DAWN ASHCRAFT

CHARLES BLAKE KNIGHT

STATE OF Alabama)
COUNTY OF Colbert)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AMANDA DAWN ASHCRAFT AND CHARLES BLAKE KNIGHT,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of September, 2020.

MISTY M. STEWARD NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public Misty M Steward
My Commission Expires: 05/10/2022

Misty M. Steward
Notary Public
State of Alabama