Karen Johnson Davidson County
Batch# 476068 DEEDWARRSP
09/15/2020 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,158.10
20200915-0105125

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-2021
(AFFIX SEAL)

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 09-20-2021

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 1612 Westgate Circle, STE 115, Brentwood, TN 37027

File No.: TN-20-08542

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Black Star Holdings, LLC	Black Star Holdings, LLC	
(NAME)	(NAME)	
1620 Gordon Petty Drive	1620 Gordon Petty Drive	091-01-0-043.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thirteen Thousand And No/100 Dollars ($313,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MEGAN KNOTTS, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLACK STAR HOLDINGS, LLC, a Tennessee limited liability company** 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Block 5, Cherokee Park, of record in Plat Book 161, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Megan Knotts, a single woman by Warranty deed from Janice Frank, an unmarried woman and Jessica Frank, an unmarried woman of record in Instrument No. 20180606-0054452 Register's Office for Davidson County, Tennessee, dated June 04, 2018 and recorded on June 06, 2018.

unimproved ☐
This is improved ☒ property, known as 6201 Louisiana Ave, Nashville, TN 37209
(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 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Megan Knotts, a single woman this 10 day of Sept., 2020

Megan Knotts

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ Wilson

I, Chris Butler, a Notary Public for the County of Wilson and State of Tennessee, do hereby certify that Megan Knotts, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10 of September, 2020.

Notary Public

My Commission Expires: 9-20-21

(SEAL)

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 09-20-2021

TRUE COPY CERTIFICATION

I, Chris Butler, 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 it is a true and correct copy of the original document executed and authenticated according to law.

Chris Butler

State of Tennessee

County of Wilson

Personally, appeared before me, Dana Loggins, a Notary Public for the County and State, hereby witnessed, Chris Butler execute this document and his certification of an electronic document that is true and correct.

Dana Loggins

My Commission Expires: 9/18/23

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

202009150105125