Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20080065

KAYTLYN N. BODSON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,900.00

Karakwards
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st DAY OF October, 20 20.

NOTARY PUBLIC

My Commission expires: 1.10.21

Address of New Owner
Gayle Seard Brown, LLC
3905 Chase Point Place
Joelton, TN 37080

Send Tax Bills To:
Same

Tax Information:
033-00-0-239.00

Karen Johnson Davidson County
Batch# 487791 DEEDWARR
10/01/2020 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $532.43
20201001-0113717

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Kacy E. Knight and Janet E. Knight, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Gayle Seard Brown, LLC, a Tennessee Limited Liability Company,** hereinafter called the **Grantee(s)**, its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Subdivision of M. C. Minton Property of record in Book 8250, Page 483, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to United Mechanical Systems, Inc., by Warranty Deed from Raymond E. Foster and wife, Jane W. Foster, dated 07/19/2012 and recorded on 07/20/2012 in Instrument No. 20120720-0063885, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Kacy E. Knight and Janet E. Knight, Husband and Wife, by Quitclaim Deed from United Mechanical Systems, Inc., dated 08/26/2020 and recorded on 08/28/2020 in Instrument No. 20200828-0097761, Register's Office for Davidson County, Tennessee.

This is property generally located:
1308 Dickerson Pike, Goodlettsville, TN 37072

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. All matters shown on the Plan of record in Book 8250, Page 483, said Register's Office.
3. Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee of Record in Book 7267, Page 62, Book 7814, Page 494, and Book 7932, Page 200, said Register's Office
4. Easement to Madison Suburban Utility District of Record in Book 2301, Page 268, said Register's Office.

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) its successors and/or assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), its successors and/or 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.

IN WITNESS WHEREOF, **Kacy E. Knight and Janet E. Knight** has/have caused this instrument to be executed, this the 30 day of Sept, 20 20.

Kacy E. Knight

Janet E. Knight

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Kacy E. Knight and Janet E. Knight,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 30 day of Sept, 2020.

My commission Expires: 8/27/22

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY LEWIS BRONER MCCOY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 1st day of October, 2020.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY