RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300 BOX 10-A
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 528565 DEEDWARR
12/10/2020 09:23:09 AM 2 pgs
Fees: $13.00 Taxes: $449.55

20201210-0144252

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste A
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Philip George Jones and Anita Dee Jones, husband and wife**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Rachael E. Knoph and Robert M. Knoph, wife and husband,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being a tract of land in the First Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being more particularly described according to a survey prepared by H & H Land Surveying, Inc., dated May 25, 2005, Job Number 2005-384 and proceeding as follows:

Beginning at an iron rod (old) at the Northeasterly property corner of Lot No. 11, as shown on the plan of re-subdivision of Lots 11 & 12, Potter Estates, Section 1 of record in Plat Book 5210, Page 259, Register's Office of Davidson County, Tennessee.

1. South 89° 09' 45" East, 298.53 feet to an iron rod (old) in the Westerly margin of a 50-foot wide R.O.W. dedication as shown on the plan of Potter Estates, Section One of record in Plat Book 5050, Page 6, Register's Office of Davidson County, Tennessee; thence

2. With the Westerly margin of said roadway, South 00° 59' 14" West, 545.77 feet to an iron rod (old); thence,

3. North 89° 09' 42" West, 298.29 feet to an iron rod (old) at the Southeasterly property corner of the aforementioned Lot No. 11;

4. With the Easterly property line of said Lot No. 11, North 00° 57' 44" East, 545.76 feet to the point of beginning and containing 162,862 square feet or 3.738 acres, more or less as calculated by the above courses and distances.

BEING the same property conveyed to Philip George Jones and wife, Anita Dee Jones by deed dated April 28, 2020 of record in Instrument No. 20200501-0045762, Register's Office of Davidson County, Tennessee.

Map & Parcel: 21-0-0-307

Property Address: 5065A Rawlings Road, Joelton, TN 37080

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to

convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the ____ day of December, 2020.

* Philip George Jones
Philip George Jones

* Anita Dee Jones
Anita Dee Jones

STATE OF Florida
COUNTY OF LAKE

Personally appeared before me, the undersigned, Philip George Jones and Anita Dee Jones, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3 day of December, 2020.

My commission expires:
OCT 30 2023

Notary Public:
Cindy M Russell

CINDY M. RUSSELL
Commission # GG 927753
Expires October 30, 2023
Bonded Thru Budget Notary Services

State of Florida
County of Lake

On this 3 day of Dec 2020
Philip George Jones
Anita Dee Jones appeared by means
of X physical presence or ___online notarization

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $121,500.00

Affiant

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

My commission expires:

Notary Public:

NEW PROPERTY OWNERS:

Rachael E. Knoph and
Robert M. Knoph

5065A Rawlings Road
Joelton, Tennessee 37080

PERSON(S) RESPONSIBLE FOR TAXES:

New Owner
4615 Grays Point Rd.
Joelton TN 37080