Name and Address of New Owner:
Matthew Knight
331 Maple Street
Madison, TN 37115

Karen Johnson Davidson County
Batch# 539775 DEEDWARR
12/21/2020 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20201221-0151626

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 04313010100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jack Issa**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **MATTHEW KNIGHT, UNMARRIED MAN,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 21, Block "C: on the Plan of Forest Park, a subdivision at Madison, Tennessee, of record in Book 834, Page 44, Registers Office for said County.
Said Lot No. 21 fronts 50 feet on the northerly margin of Maple Street and extends back between parallel lines 150 feet to a dead 'line in the rear, measuring 50 feet thereon.

Being part of the same property conveyed to Jack Issa by Warranty Deed from Cole Family Partners, L.P., dated April 19, 2012, of record in Instrument No. 20120420-0033754, Register's Office, Davidson County, Tennessee.

This property has never been the marital residence of Jack Issa and as such is not subject to any homestead, dower or other marital interests as contemplated by T.C.A. 26-2-301 or other similar statute.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 331 Maple Street, Madison, TN 37115

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of December, 2020.

_____(SEAL)
Jack Issa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of December, 2020, before me personally appeared Jack Issa, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of December, 2020.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

_____
Notary Signature
My commission expires: 11-8-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$210,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
21st day of December, 2020.

SONDRA MOUNGEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY My Comm. Expires February 23, 2021

_____
Notary Public
My commission expires: _____
File No. 20-1653

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

