RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013992

Karen Johnson Davidson County
Batch# 562656 DEEDWARR
01/27/2021 02:56:30 PM 5 pgs
Fees: $28.00 Taxes: $4,218.00
20210127-0012281

WARRANTY DEED

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 08-27-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,140,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2020.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin D. Silverman d/b/a Silmar Co. P.O Box 50378 Nashville, TN, 37205	Same address as new owner	015-00-0-046.00/047.00/048.00/049.0

FOR AND IN CONSIDERATION of the sum of One Million One Hundred Forty Thousand and 00/100 Dollars ($1,140,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DEBORAH S. KNIPFER, PATRICIA DIANE KNIPFER WILLIAMS, AND JANET SUE KNIPFER SILVER**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MARTIN D. SILVERMAN D/B/A SILMAR CO.**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

--Tract I (015-00-0-046.00):
Land in the 14th Civil District of Davidson County, Tennessee, being described as follows: Beginning at a point in the center of the Nashville and Springfield Road at the northwest corner of the property conveyed to Howard Smith by deed from O. A. Felts and wife, of record in Book 1560, page 131, Register's Office for said County; thence with the center of said road northwestwardly 136 feet; thence North 85 degrees East, 473.8 feet to an iron pin in Hershel Innis's line; thence with said Innis's line South 22 degrees East, 194.7 feet to said Smith's northeast corner; thence with said Smith's northern boundary line North 88.5 degrees West, 505.5 feet to the point of beginning.

Being a portion of the same property conveyed to Deborah Knipfer from Christa Elliott, Joseph Randall Knipfer, and Amanda Pass by Quitclaim Deed dated June 20, 2019, and recorded July 22, 2019 in Instrument #20190722-0071626, said Register's Office.

Being the same property conveyed to Dorothy Knipfer from Emmett E. Carney and wife, Teresa J. Carney, and Jessie H. Edens and wife, Barbara C. Edens, and Robert W.

Carney, a single man, and Jerry L. Carney and wife, Wanda M. Carney, and Cleveland Stephens and wife, Ester Helen Stephens, by Warranty Deed dated November 22, 2005, and recorded December 22, 2005 in Instrument #20051202-0145079, said Register's Office. Said Dorothy Knipfer died testate March 2, 2012, and by virtue of her Last Will and Testament, devised the subject property to Patricia Diane Knipfer Williams, Janet Sue Knipfer Silver, and Joseph Ricky Knipfer, Docket #12P542, Probate Court Clerk's Office for said County. Said Joseph Ricky Knipfer having died intestate November 7, 2018, per Affidavit Heirship of record in Instrument #20190722-0071625. Dorothy Knipfer is one and the same person as Dorothy M. Knipfer.

--Tract II (015-00-0-047.00):
Land in Davidson County, Tennessee, being described as follows: Beginning at the northwest corner of the property belonging to Richard Knipfer as recorded in Deed Book 2727, page 33, Register's Office for said County; thence in a southerly direction along the eastern side of Highway 431, 41 feet to a point; thence in an easterly direction 486 feet to a point; thence in a northerly direction 23 feet to a point; thence in a westerly direction 485 feet to a point, and the point of beginning.

Being a portion of the same property conveyed to Deborah Knipfer from Christa Elliott, Joseph Randall Knipfer, and Amanda Pass by Quitclaim Deed dated June 20, 2019, and recorded July 22, 2019 in Instrument #20190722-0071626, said Register's Office.

Being the same property conveyed to Carl Ralph Knipfer and wife, Dorothy Knipfer by deed of record in Book 3072, page 609, Register's Office for said County. Said Carl Ralph Knipfer died March 20, 2004 leaving Dorothy Knipfer as the sole surviving tenant by the entirety. Said Dorothy Knipfer died testate March 2, 2012, and by virtue of her Last Will and Testament devised the subject property to Patricia Diane Knipfer Williams, Janet Sue Knipfer Silver, and Joseph Ricky Knipfer, Docket #12P542, Probate Court Clerk's Office for said County. Said Joseph Ricky Knipfer having died intestate November 7, 2018, per Affidavit Heirship of record in Instrument #20190722-0071625.

A tract of land in the 14th Civil District of Davidson County, Tennessee, described partly according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, February 9, 1948, as follows: Beginning at a point in the Nashville and Springfield Road, the northwesterly corner of this tract, in the southwest corner of a tract of 1.2 acres owned by O.E. Neal, opposite a fence line; thence North 86 degrees, 12 minutes East along a fence, 290 feet to a point; North 84 degrees, 47 feet East, 115 feet to a 24-inch maple tree; thence North 7 degrees 09 minutes West, 117.4 feet to a point, the northeast corner of said 1.2 acre tract; thence 87 degrees, 10 minutes East, 29.7 feet to a stake in the west line of the lands of O.A. Felts; thence with Felts's west line, South 22 degrees East, 250 feet to a point; thence westerly 478 feet, more or less, to a point in the Nashville and Springfield Road; thence with said Road, North 22 degrees West, 88 feet to a point; thence North 7 degrees, 15 minutes West, 34 feet to the point of beginning.

Being a portion of the same property conveyed to Deborah Knipfer from Christa Elliott, Joseph Randall Knipfer, and Amanda Pass by Quitclaim Deed dated June 20, 2019, and recorded July 22, 2019 in Instrument #20190722-0071626, said Register's Office.

Being the same property conveyed to Carl R. Knipfer and wife, Dorothy Dunn Knipfer by Deed in Book 2030, page 534, Register's Office for said County. Said Carl R. Knipfer died March 20, 2004 leaving Dorothy Dunn Knipfer as the sole surviving tenant by the entirety. Said Dorothy Dunn Knipfer died testate March 2, 2012, and by virtue of her Last Will and Testament, devised the subject property to Patricia Diane Knipfer Williams, Janet Sue Knipfer Silver, and Josephy Ricky Knipfer, Docket #12P542, Probate Court Clerk's Office for said County. Said Joseph Ricky Knipfer having died intestate November 7, 2018, per Affidavit Heirship of record in Instrument #20190722-0071625. Dorothy Dunn Knipfer is one and the same person as Dorothy Knipfer.

--Tract III (015-00-0-048.00):
A tract of land in the 14th Civil District of Davidson County, Tennessee, described partly according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, February 9, 1948, as follows: Beginning at a point in the Nashville and Springfield Road, the northwesterly corner of this tract, in the southwest corner of a tract of 1.2 acres owned by O.E. Neal, opposite a fence line; thence North 86 degrees, 12 minutes East along a fence,

290 feet to a point; North 84 degrees, 47 feet East, 115 feet to a 24-inch maple tree; thence North 7 degrees 09 minutes West, 117.4 feet to a point, the northeast corner of said 1.2 acre tract; thence 87 degrees, 10 minutes East, 29.7 feet to a stake in the west line of the lands of O.A. Felts; thence with Felts's west line, South 22 degrees East, 250 feet to a point; thence westerly 478 feet, more or less, to a point in the Nashville and Springfield Road; thence with said Road, North 22 degrees West, 88 feet to a point; thence North 7 degrees, 15 minutes West, 34 feet to the point of beginning.

Being a portion of the same property conveyed to Deborah Knipfer from Christa Elliott, Joseph Randall Knipfer, and Amanda Pass by Quitclaim Deed dated June 20, 2019, and recorded July 22, 2019 in Instrument #20190722-0071626, said Register's Office.

Being the same property conveyed to Carl R. Knipfer and wife, Dorothy Dunn Knipfer by Deed in Book 2030, page 534, Register's Office for said County. Said Carl R. Knipfer died March 20, 2004 leaving Dorothy Dunn Knipfer as the sole surviving tenant by the entirety. Said Dorothy Dunn Knipfer died testate March 2, 2012, and by virtue of her Last Will and Testament, devised the subject property to Patricia Diane Knipfer Williams, Janet Sue Knipfer Silver, and Josephy Ricky Knipfer, Docket #12P542, Probate Court Clerk's Office for said County. Said Joseph Ricky Knipfer having died intestate November 7, 2018, per Affidavit Heirship of record in Instrument #20190722-0071625. Dorothy Dunn Knipfer is one and the same person as Dorothy Knipfer.

--Tract IV (015-00-0-049.00):
A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Parrish-Ragan, Inc. dated May 11, 1971, described as follows: Beginning at a point on the right of way line of Whites Creek Pike, U.S. 431, at the southwest corner of the C.H. Ennis Property, and the northwest corner of the property herein described, said point being 934.99 feet, more or less, North of the centerline of the Eatons Creek Road; thence north 87 degrees, 46 minutes East, 389.62 feet to an iron stake; thence south 7 degrees, 3 minutes, 20 seconds East 118.36 feet to an iron stake; thence South 86 degrees, 23 minutes, 40 seconds West, 117.46 feet to an iron stake; thence South 87 degrees, 21 minutes, 10 seconds West, 190.60 feet, more or less, to the beginning of a curve; thence around said curve which has a radius of 70 feet, westerly 85 feet, more or less, to a point in the right of way line of Whites Creek Pike, U.S. 431; thence northwardly with a curve 83 feet, more or less, to the point of beginning.

Being a portion of the same property conveyed to Deborah Knipfer from Christa Elliott, Joseph Randall Knipfer, and Amanda Pass by Quitclaim Deed dated June 20, 2019, and recorded July 22, 2019 in Instrument #20190722-0071626, said Register's Office.

Being the same property conveyed to Carl Ralph Knipfer and wife, Dorothy M. Knipfer by deed recorded in Book 5794, page 988, Register's Office for said County. Said Carl Ralph Knipfer died March 20, 2004 leaving Dorothy M. Knipfer as the sole surviving tenant by the entirety. Said Dorothy M. Knipfer died testate March 2, 2012, and by virtue of her Last Will and Testament, devised the subject property to Patricia Diane Knipfer Williams, Janet Sue Knipfer Silver, and Joseph Ricky Knipfer, Docket #12P542, Probate Court Clerk's Office for said County. Said Joseph Ricky Knipfer having died intestate November 7, 2018, per Affidavit Heirship of record in Instrument #20190722-0071625.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of December, 2020.

Deborah S. Knipfer
DEBORAH S. KNIPFER

Patricia Diane Knipfer Williams
PATRICIA DIANE KNIPFER WILLIAMS

Janet Sue Knipfer Silver
JANET SUE KNIPFER SILVER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Deborah S. Knipfer, Patricia Diane Knipfer Williams, and Janet Sue Knipfer Silver with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of December, 2020.

Notary Public

Printed Notary Name

My commission expires: 11/16/22

DAVID [illegible] R
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

True Copy Certification

I, **Jennifer L. Pennell**, 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 Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022