WHEN RECOREDED MAIL TO:
1300 PICCARD DRIVE
ROCKVILLE, MD 20850
2021-01-702

Karen Johnson Davidson County
Batch# 616511 DEEDWARR
04/16/2021 01:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210416-0051282

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LEE A. MCKNIGHT, SR. AND PAMELA P. MCKNIGHT	LEE A. MCKNIGHT, SR. AND PAMELA P. MCKNIGHT	117 05 0 025.00
922 CANTRELL AVENUE NASHVILLE, TN 37215	922 CANTRELL AVENUE NASHVILLE, TN 37215	

For good consideration, I (We) **LEE A. MCKNIGHT, ALSO KNOWN AS LEE A. MCKNIGHT, SR. MARRIED,** whose mailing address is 922 CANTRELL AVENUE, NASHVILLE, TN 37215, hereby bargain, deed and convey to **LEE A. MCKNIGHT, SR. AND PAMELA P. MCKNIGHT, HIS WIFE** whose mailing address is 922 CANTRELL AVENUE, NASHVILLE, TN 37215, the following described land in DAVIDSON, County, to wit:

BEING LOT NO. 53 ON THE PLAN OF WOODMONT PARK SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 148, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 53 FRONTS 100 FEET ON THE EASTERLY SIDE OF CANTRELL AVENUE AND RUNS BACK 255 FEET 3 INCHES ON THE NORTHERLY LINE AND 262 FEET 4 INCHES ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 100 FEET 2 INCHES THEREON.

BEING THE SAME PROPERTY CONVEYED TO LEE A. MCKNIGHT, MARRIED FROM LEE A. MCKNIGHT AND WIFE, PAMELA P. MCKNIGHT BY QUIT CLAIM DEED DATED MAY 21, 2016 AND RECORDED MAY 27, 2016 AMONG THE LAND RECORDS OF DAVIDSON COUNTY, STATE OF TENNESSEE IN INSTRUMENT NO. 20160527-0053575.

APN: 117 05 0 025.00

Property Address: 922 CANTRELL AVENUE, NASHVILLE, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 9th day of March 2021.

A/K/A

LEE A. MCKNIGHT, A/K/A LEE A. MCKNIGHT, SR.

STATE OF)
) SS.
COUNTY OF)

On this 9th day of March, 2021, before me personally appeared **LEE A. MCKNIGHT, A/K/A LEE A. MCKNIGHT, SR.**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

CYNTHIA A. TODD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/16/2024

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 0.00 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 9th day of March, 20 21.

Notary Public
My Commission Expires: 3/6/2024

CYNTHIA A. TODD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:
LEE A. MCKNIGHT, SR. AND PAMELA P. MCKNIGHT
922 CANTRELL AVENUE
NASHVILLE, TN 37215

Name and Address of property owner:
LEE A. MCKNIGHT, SR. AND PAMELA P. MCKNIGHT
922 CANTRELL AVENUE
NASHVILLE, TN 37215

True Copy Certification

I, Melinda Alban, 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.

Melinda Alban
Signature

State of Maryland
~~County~~ City of Baltimore

Personally appeared before me, **Eugenia A. Harris** a notary public for this county and state, **Melinda Alban** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Eugenia A Harris
Notary's Signature

My Commission Expires: 4/22/21
Notary' Seal (if on paper)

Eugenia A. Harris
Notary Public
Baltimore ~~County~~ City, MD