Davidson County
Batch# 620052 DEEDWARR
04/21/2021 10:44:50 AM 2 pgs
Fees: $13.00 Taxes: $1,994.30
20210421-0053275

G#34483-2

BOX #14

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210333934**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $539,000.00. Kathy Goodson Affiant Subscribed and sworn to before me, this 13th 20th day of April, 2021. Notary Public My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Stephen M. Humphrey Kimberly D. Knight 403B Acklen Park Drive Nashville TN 37205	Send Tax Bills To: New Owner FirstBank 722 Columbia Avenue Franklin, TN 37064	Tax Information: Tax Parcel ID No. 104 01 0Y 002.00

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 of which is hereby acknowledged, **Robert H. Gordon and Doris F. Gordon, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen M. Humphrey (a/k/a Michael Humphrey) and Kimberly D. Knight, Trustees of the Stephen M. Humphrey and Kimberly D. Knight Trust under Agreement dated February 26, 2020** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B on the Plan of 403 Acklen Park Drive Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 403 Acklen Park Drive Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150507-0041887, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 403 Acklen Park Drive Townhomes, shown on Exhibit "C" to the Declarations of record in Instrument No. 20150507-0041887, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Robert Hyman Gordon and Doris Lynne Gordon, husband and wife, by Warranty Deed from IRA Innovations, LLC fbo Christopher Marchetti IRA (90% undivided interest) and Christopher Marchetti (10% undivided interest), of record in Instrument No. 20160302-0019734, in the Register's Office of Davidson County, Tennessee, dated February 26, 2016 and recorded on March 02, 2016. And Affidavit of Scrivener's error recorded in Instrument No. 20160322-0027077.

Doris Lynne Gordon and Doris F. Gordon being one and the same.

Robert Hyman Gordan and Robert H. Gordan being one and the same.

Robert H. Gordon having been named Attorney-in-Fact for Doris F. Gordon per Durable Power of Attorney for Finances of Doris F. Gordon of record in Instrument No. 20210407-0046019, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WRENWOOD. as recorded in Plat Book 1130, Page(s) 55.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150507-0041887.

This is improved property located at 403B Acklen Park Drive Nashville TN 37205

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of April, 2021.

Robert H. Gordon

Doris F. Gordon
By: Robert H. Gordon, Attorney in Fact

STATE OF Washington
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert H. Gordon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Doris F. Gordon and that he is authorized by Doris F. Gordon to execute this instrument on her behalf.

WITNESS my hand, at office, this 19 day of April, 2021.

Notary Public

My Commission Expires: 01/15/2024

EVERETTS BLANDINO NOTARY PUBLIC LIC. No. 98641 COMMISSION EXPIRES 01-15-2024 STATE OF WASHINGTON

STATE OF Washington
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert H. Gordon with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of April, 2021.

Notary Public

My Commission Expires: 01/15/2024

EVERETTS BLANDINO NOTARY PUBLIC LIC. No. 98641 COMMISSION EXPIRES 01-15-2024 STATE OF WASHINGTON