Karen Johnson Davidson County
Batch# 632916 DEEDWARR
05/11/2021 09:25:15 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20210511-0063060

RECORDING INFORMATION

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TN
COUNTY OF Williamson

The actual consideration for this transfer or value of property transferred (whichever is greater) is $280,000.00.

Affiant

Sworn to and subscribed before me this 28 day of April, 2021.

Notary Public

My Commission Expires: 6-17-2024

(SEAL)

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Buying Houses, LLC. 2000 Mallory Lane 130-315 Franklin, TN 37067	New Owner(s)	073-12-0-055.00

This Indenture is made on the 28th day of April, 2021, by and between **SHERRIE A. KNIGHT, AN UNMARRIED WOMAN** ("Grantor"), and **BUYING HOUSES, LLC., A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Revision of Section 1, Sunset View of record in Plat Book 2663, Page 27 and 28, in the Register's Office for said County, and corrected and amended in Book 2706, Page 333 and Book 2797, Page 467, said Register's Office, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Frances E. Draper and Sherrie A. Knight, both unmarried, as joint tenants with the right of survivorship and not as tenants in common by Warranty deed from Herman W. McCallum, Jr. and wife, Marian C. McCallum of record in Book 9158, page 310, Register's Office for Davidson County, Tennessee, dated November 16, 1993 and recorded on November 19, 1993.

Said Frances E. Draper a/k/a Frances Elizabeth Draper having since died October 8, 2019.

This is improved property known as 2400 Vale Ln, Nashville, TN 37214.

This conveyance is being made subject to:

1. Taxes for the year 2021, a lien not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 2663, Page (s) 27 and 28, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 2492, Page 307 and Book 2492, Page 631, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6695, Page 13, in the Register's Office for Davidson County, Tennessee.

5. Deed of Conveyance of Water Mains of record in Book 2495, Page 229, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 28th day of April, 2021.

GRANTOR:

Sherrie A. Knight

Sherrie A. Knight

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, SHERRIE A. KNIGHT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of April, 2021.

Patti Robitaille

Notary Public

My Commission Expires:

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MARCH 01, 2023