Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1020 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPI
DECEMBER 15, 202

Karen Johnson Davidson County
Batch# 638143 DEEDWARR
05/18/2021 10:27:03 AM 3 pgs
Fees: $18.00 Taxes: $1,161.80

20210518-0066757

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,000.00

Affiant

IBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH
Y OF MAY, 2021.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen Kent Dean	New Owner	
(NAME)	(NAME)	
1317 8th Street		04414011400
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we Dean Alan Knies, Donna K. King, Eugene Wayne Knies, Pamela G. Coffman, Patricia A. Green, Linda K. Rizor and Deborah J. Ray, individually as Heirs and devisees, and Dean Alan Knies as Administrator of the Estate of Lawrence C. Knies, Jr.** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Stephen Kent Dean, an unmarried man**, hereinafter called the GRANTEE(S), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 56, on the plan of SECTION I, ROLLING GREEN SUBDIVISION, VILLAGE OF OLD HICKORY, as shown on plat of record in Book 1424, Page 75 and 76, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Lawrence C. Knies, Jr. and Ruth D. Knies, his wife by Warranty Deed dated 07/13/1950 from E.I. du Pont de Nemours and Company, of record in Book 1882, Page 454, Register's Office for Davidson County, Tennessee.

The said Ruth D. Knies died on 01/20/1997, leaving the said Lawrence C. Knies Jr. the sole surviving tenant by the entirety.

The said Lawrence C. Knies Jr. died intestate on 07/18/2019, leaving the said Dean Alan Knies, Donna K. King, Eugene Wayne Knies, Pamela G. Hoffman, Patricia A. Green, Linda K. Rizor and Deborah J. Ray as his sole heirs at law as evidenced in File No. 19P1915, Probate Court Clerk's Office for Davidson County, Tennessee. And by proof of affidavit of heirship recorded simultaneously herewith in Instrument No. 20210518-0066756, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Book 1424, Page 75 and 76, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 1882, Page 454, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1317 8th Street, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 14th day of May, 2021.

Dean Alan Knies, Individually and as Administrator

Donna K. King, Individually

Eugene Wayne Knies, Individually

Pamela G. Coffman, Individually

Patricia A. Green, Individually

Linda K. Rizor, Individually

Deborah J. Ray, Individually

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dean Alan Knies, Donna K. King, Eugene Wayne Knies, Pamela G. Coffman, Patricia A. Green, Linda K. Rizor, and Deborah J. Ray, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of May, 2021.

Notary Public:
My Commission Expires: 3.8.25

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dean Alan Knies, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Administrator of the Estate of Lawrence C. Knies, Jr., the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of May, 2021.

Notary Public

My Commission Expires: 3.8.25

TRACEY TRUMPHOUR * STATE OF TENNESSEE NOTARY PUBLIC * WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122