THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210334043** Karen Johnson Davidson County Batch# 638201 **DEEDWARR** 05/18/2021 11:00:14 AM 2 pgs Fees: $13.00 Taxes: $14,511.40 20210518-0066841	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,922,000.00. Affiant Subscribed and sworn to before me, this 17th day of May, 2021. Notary Public My Commission Expires:

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Kent Knuth and Sarah Knuth 4917 Granny White Pike Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145 03 0 046.00

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, **Casey Sulak and Lindsay Sulak, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Kent Knuth and Sarah Knuth, husband and wife**, ("Grantees"), their 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 Lot No. 14 on the Plan of Roselawn Estates of record in Plat Book 2900, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 14 fronts 166 feet on the Westerly margin of Granny White Pike and extends back between parallel lines 440 feet to a dead line.

Being the same property conveyed to Casey Sulak and wife, Lindsay Sulak, Husband and Wife, by Quitclaim Deed from Carol Hunt, of record in Instrument No. 20210511-0063445, in the Register's Office of Davidson County, Tennessee, dated May 06, 2021 and recorded on May 11, 2021.

Being the same property conveyed to Carol Hunt, by Quitclaim Deed from Casey Sulak and wife, Lindsay Sulak, of record in Instrument No. 20190403-0030355, in the Register's Office of Davidson County, Tennessee, dated on April 03, 2019 and recorded on April 03, 2019.

Being the same property conveyed to Casey Sulak and wife, Lindsay Sulak, by Warranty Deed from Sherri S. Stowe, married, of record in Instrument No. 20180911-0089912, in the Register's Office of Davidson County, Tennessee, dated September 10, 2018 and recorded on September 11, 2018.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Roselawn Estates, as recorded in Plat Book 2900, Page(s) 86.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3067, Page 362 and Book 4025, Page 341.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6407, Page 420.

This is improved property located at 4917 Granny White Pike Nashville TN 37220

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 17th day of May, 2021.

Casey Sulak

Lindsay Sulak

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 17th day of May, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022