Karen Johnson Davidson County
Batch# 651165 DEEDWARR
06/08/2021 08:03:59 AM 2 pgs
Fees: $13.00 Taxes: $960.92
20210608-0076338

This Instrument Prepared By:
LARRY K. TOLBERT, ATTORNEY
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER
Perry Dean Knight
Myrna Loy Knight
708 Jones Street
Old Hickory, TN 37138

SEND TAX BILLS TO
New Owner

MAP: 90P
GROUP: F
PARCEL: 1.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MARK BRANSTETTER and JACQUELINE BRANSETTER, husband and wife,** hereinafter called the "GRANTORS," have bargained and sold, and by these presents, do transfer and convey unto **PERRY DEAN KNIGHT and MYRNA LOY KNIGHT, a married couple,** hereinafter called the "GRANTEES," their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 37, Section A, VILLAGE OF OLD HICKORY, according to plat and survey of same appearing of record in Book 1424, page 68, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Mark Branstetter and Jacqueline Branstetter, husband and wife, by Warranty Deed dated May 20, 2016, of record at Instrument No. 20160523-0051549, Register's Office of Davidson County, Tennessee.

The captioned property is subject to all matters of plat of record in Book 1424, page 68, Register's Office of Davidson County, Tennessee.

The captioned property is further subject to restrictive covenants, easements and setback lines that are applicable to the above-described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 708 Jones Street, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and,

GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and 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.

WITNESS OUR HANDS, this 28 day of May, 2021.

MARK BRANSTETTER

JACKIE BRANSTETTER

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ DeKalb)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, **Mark Branstetter and Jackie Branstetter,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument (Warranty Deed) for the purposes therein contained.

WITNESS MY HAND and official seal at office on this 28 day of May, 2021.

JEFFREY L. McMILLEN STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 8-28-24

~~STATE OF TENNESSEE~~ DeKALB)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is **$259,709.00.00.**

AFFIANT

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO before me on this 3rd day of ~~May~~ June, 2021.

NOTARY PUBLIC
My Commission Expires: 8/28/22