WARRANTY DEED

Karen Johnson Davidson County
Batch# 667287 DEEDWARR
06/29/2021 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20210629-0088013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 4.16.2024

(AFFIX SEAL)

LISA GROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Marissa L. Knight	First Community Mortgage, Inc	
(NAME)	(NAME)	
116 Aloha Court	262 Robert Rose Dr, Ste 200	07513023100
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(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, **I Daniel Reyes, a single man**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Marissa L. Knight and Matthew T. Knight, wife and husband,** hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 21 on the Plan of Hermitage Hills Addition to Section IV, as shown on plat of record in Book 3842, page 128, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Daniel Reyes by Warranty Deed from Music City Holdings, LLC a Texas limited liability company, its successors and/or assigns, dated 12/18/2020 and recorded 12/21/2020, of record in Instrument 202012210151605, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 3842, Page 128, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 3181, Page 587, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 4140, Page 232, 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 ☒ 116 Aloha Court, Hermitage, TN 37076

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

File No.: 1266740
Warranty Deed TN

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 25th day of June, 2021.

Daniel Reyes

State of California
County of San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel Reyes, 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 executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of June, 2021.

Notary Public:
My Commission Expires: DEC 13 2023

NRO1 DIANE EHRIG
COMM. #2315416
Notary Public - California
San Diego County
My Comm. Expires Dec. 13, 2023 NRO1

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

202106290088013

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 25, 2021.

Tracey Trumphour
Affiant
Date: _____

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 25th day of June, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY