Karen Johnson Davidson County
Batch# 668294 DEEDWARRSP
06/30/2021 10:53:40 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210630-0088652

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Special Warranty Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is exempt per T.C.A. Sec. 67-4-409(a)(3)(E).

Affiant

Subscribed and sworn to before me, this 29th day of June, 2021.

Notary Public

My Commission Expires: _____

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 4, 2024

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Bjorn C. Knollmann 1043 14th Ave S Nashville, Tennessee 37212	New Owner	Map and Parcel No.: 117-03-0H-318.00

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement and Order executed in that certain case styled ***Bjorn C. Knollmann* v. *Barbara Knollman-Ritschel*, Case No. 175125, Circuit Court for Montgomery County, Maryland. BJORN C. KNOLLMANN and BARBARA E.C. KNOLLMANN-RITSCHEL, husband and wife** (hereinafter collectively referred to as the "Grantor") do hereby transfer and convey to **BJORN C. KNOLLMANN, an unmarried man,** his heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, Unit 318, Garage G 90, and Storage Space S312, on the Plan of THE ENCLAVE AT HILLSBORO VILLAGE Condominiums, as established under Master Deed of record in Instrument No. 20051005-0119789 as amended in Instrument No. 20060210-0016562, in the Register's Office, Davison County Tennessee, to which master deed reference is hereby made for a mort particular description of said unit.

Being the same property conveyed to BJORN C. KNOLLMANN and BARBARA E.C. KNOLLMANN-RITSCHEL, husband and wife by Special Warranty Deed from Nashville Enclave, L.P., A Texas Limited Partnership (F/K/A Nashville Enclave Apartments, L.P., A Texas Limited Partnership), dated May 11, 2006 and recorded May 18, 2006 and of record in Instrument No. 20060518-0085263, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **2600 Hillsboro Pike #318, Nashville, Tennessee 37212**

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 seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. No title search was performed in preparation of this Special Warranty Deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29 day of June, 2021.

BJORN C. KNOLLMANN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BJORN C. KNOLLMANN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 29th day of June, 2021.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of April, 2021.

Barbara Knoll Ritschel
BARBARA E.C. KNOLLMANN-RITSCHEL

STATE OF Maryland)
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARBARA E.C. KNOLLMANN-RITSCHEL**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 9th day of April, 2021.

Stacy Dent
Notary Public

STACY B
Not
State of Maryland
Montgomery County
My commission exp. November 26, 2023

My Commission Expires: 11-26-2023