Karen Johnson Davidson County
Batch# 669709 DEEDWARR
07/01/2021 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $6,604.50
20210701-0089380

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30473

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,785,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charissa Jean Thompson	Charissa Jean Thompson	MAP 131-12-4F
1915 Walgrove Avenue	1915 Walgrove Avenue	PARCEL 002.00-CO
Los Angeles, CA 90066	Los Angeles, CA 90066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **James L. Knight, Married**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charissa Jean Thompson, a single person**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND 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 Unit B (No. 1037) on the Plan of Homes at 1035-1037 Battery Lane, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Homes at 1035-1037 Battery Lane, of record in Instrument No. 20190404-0030707, as amended by Instrument 20210622-0083854, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to James L. Knight, Married, by Warranty deed from Charles Paul Jaeger and Jean Gauld-Jaeger, husband and wife of record in Instrument No. 20180705-0064964 Register's Office for Davidson County, Tennessee, dated June 29, 2018, and recorded on July 05, 2018.

This property is not now and has never been the residence of the Grantor or Grantor's family and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2021 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 547, Page 20; (3) Covenants, Conditions and Restrictions of record in Instrument Number 20190404-0030707 as amended by Instrument 20210622-0083854; (3) Subject to rights of others in and to the common areas and/or elements; (4) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1037 Battery Lane, Nashville, TN 37220.**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 my hand this the 29th day of June, 2021.

James L. Knight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James L. Knight** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENNESSEE

Tennessee Certification of Electronic Document

I, Steven T. Mills, do hereby make oath that I am a licensed attorney and/or the 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 7/1/2021 (date of document).

Affiant Signature

7/1/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 1 day of July, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025