WARRANTY DEED

Karen Johnson Davidson County
Batch# 712388 DEEDWARR
09/09/2021 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20210909-0120966

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2021.

Notary Public

MY COMMISSION EXPIRES: NOV 0 6 2021

(AFFIX SEAL)

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
William Rains Wall	PennyMac Loan Services	
(NAME)	(NAME)	
500 Lakebrink Court	3043 Townsgate Rd, Ste 200	096160A03800CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Westlake Village, CA 91361	
(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, **We Marissa Knight, a married woman and Husband, Matthew Knight**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **William Rains Wall and Christie Wall, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 52 on the Plan of the First Revision of Phase One, Larchwood, Section Two, as of record in Plat Book 6200, Page 347, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Marissa Keen, an unmarried woman by Warranty Deed from Dona M. Epes, an unmarried woman, dated 07/19/2016 and recorded 07/20/2016, of record in Instrument 201607200074931, Register's Office for Davidson County, Tennessee.

The said Marissa Keen having since married to Matthew Keen is joined in this conveyance to waive any and all rights he has in said property.

All matters shown on the plat of record in Plat Book 6200, Page 347, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 6299, Page 152,re-recorded in Book 6301, Page 82, amended in Book 6391, Page 449, Book 7434, Page 620, Book 7792, Page 540, and Book 9827, Page 12, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 5699, Page 230, Register's Office for Davidson County, Tennessee. Easement contained in Deed of Conveyance of recorded in Book 5728, Page 449, Book 5728, Page 453, and Book 5728, Page 472, Register's Office for Davidson County, Tennessee. By-laws of Larchwood Town Homes Phase One of record in Book 6299, Page 166, re-recorded in Book 6301, Page 96, amended in Book 6873, Page 939, and Book 7271, Page 342, Register's Office for Davidson County, Tennessee. Charter of Larchwood Town Homes Phase I Owners Association, Inc., of record in Book 6391, Page 434, Register's Office for Davidson County, Tennessee. Articles of Amendment of Larchwood Town Homes, Homeowners' Association,

Inc of record in Book 6391, Page 440, Register's Office for Davidson County, Tennessee. Conveyance of Common Area of record in Book 6767, Page 385, 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 ☒ 500 Lakebrink Court, Nashville, TN 37214

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

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 3rd day of September, 2021.

Marissa Knight

Matthew Knight

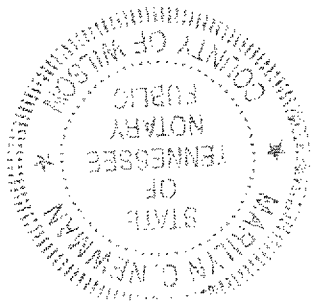
State of Tennessee
County of Wilson

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

Witness my hand and Official seal this 3rd day of September, 2021.

Notary Public:
My Commission Expires: 3-8-25

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



Certificate of Authenticity

I, J. Andrew Wiley, do hereby make oath that I am 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 September 3, 2021.

Affiant Signature

September 3, 2021
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 3rd day of September, 2021.

Notary's Signature
My Commission Expires: 3/12/2024

Notary's Seal

LISA VIRDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY