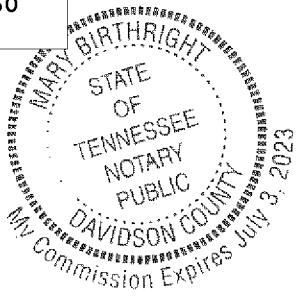
Karen Johnson Davidson County
Batch# 715363 DEEDWARR
09/14/2021 11:05:30 AM 9 pgs
Fees: $48.00 Taxes: $388.50
20210914-0122993




STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $105,000.00.

Robert Michael Knoph
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th day of August, 2021.

NOTARY PUBLIC

My commission expires:_____

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Robert Michael Knoph | SAME AS NEW OWNER | 03900007400 |
| (NAME) | (NAME) | |
| P.O. Box 400 | | |
| (ADDRESS) | (ADDRESS) | |
| Joelton, TN 37080 | | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jeanie Gibbs, Lonnie Revell, Keith Edwards, Erica Revell, Brittany Revell, Lekisha McCollom and Candice Simpson, Heirs at Law of Mary Elizabeth Revell,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Robert Michael Knoph**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described partly according to a survey made by Z. J. Wilkinson, Surveyor, February 12, 1954, as follows:

Beginning on the northeasterly margin of Clarksville Highway at the most southerly corner of the property conveyed to M. A. Graves Gilpin by deed from Mary Carney Graves, et al, of record in Book 2092, Page 36, Register's Office for said County; thence with the southeasterly line of said Gilpin property north 28 degrees 30' east 340 feet; thence south 47 degrees 30' east 225 feet, more or less, thence south 55 degrees west 352 feet, more or less, to an iron pin on the north easterly margin of said Highway; thence with same north 37 degrees west 67.7 feet to the beginning, containing 0.86 of an acres, more or less.

Being the same property conveyed to Luther E. Revell and wife, Mary E. Revell by deed from Howard B. Moore and wife, Margie M. Moore of record in Instrument Number Book 3162, page 455, said Register's Office.

Being the same property divested from Luther Earl Revell, defendant, and vested in complainant, Mary Elizabeth Revell, of record in Book 4156, page 274, said Register's Office.

The said Mary E. Revell a/k/a Mary Elizabeth Revell, having since died on or about August 11, 2009. Per Probate File 21P665, Probate Court Clerk's Office for Davidson County, Tennessee, property is devised to her heirs at law Jeanie Gibbs, Lonnie Revell, Keith Edwards, Erica Revell, Brittany Revell, Lekisha McCollom and Candice Simpson. See Affidavits of Heir ship of record in Instrument No. __202109140122987 Instrument No. __202109140122988 Instrument No. 202109140122989, Instrument No. ___202109140122990 Instrument No. __202109140122991 and Instrument No. __202109140122992 said Register's Office.

This property is __unimproved _X_improved property known as: 5038 Clarksville Highway, Whites creek, TN 37189.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 26th day of August, 2021.

Jeanie Gibbs

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeanie Gibbs, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of August, 2021.

Notary Public
My Commission Expires:



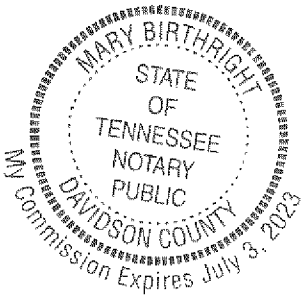
Lonnie Revell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lonnie Revell, , the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of August, 2021.

Notary Public
My Commission Expires:



Keith Edwards

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith Edwards, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of August, 2021.

Notary Public
My Commission Expires:



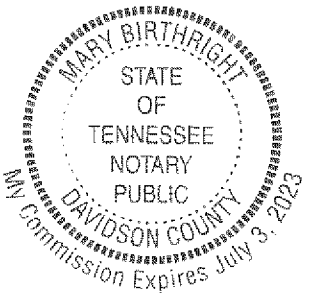
Erica Revell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erica Revell, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of August, 2021.

Notary Public
My Commission Expires:



Brittany Revell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brittany Revell, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of August, 2021.

Notary Public
My Commission Expires:



Lekisha McCollom

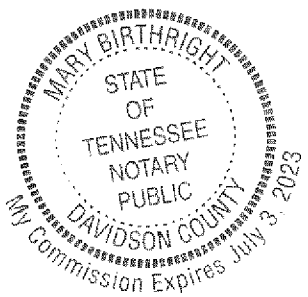
Lekisha McCollom

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lekisha McCollom, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of August, 2021.

Notary Public
My Commission Expires:



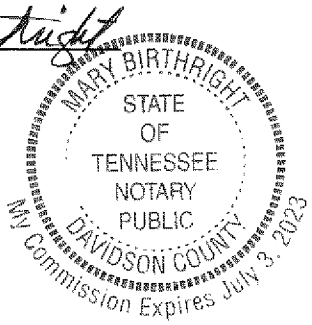
Candice Simpson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Candice Simpson, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of August, 2021.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, the undersigned, 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 8/26/21.

Affiant Signature

8/26/21
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 26th day of August, 2021.

Notary's Signature

My Commission Expires: 4/22/23
Date

Notary's Seal

