Karen Johnson Davidson County
Batch# 715960 DEEDWARR
09/15/2021 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,152.55
20210915-0123702

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $311,500.00.

Affiant

Subscribed and sworn to before me, this 8th day of September, 2021.

Notary Public

My commission expires: 7-17-23

(Notary Stamp) BRANDON WESLEY LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
1535 W.Northfield, Ste 2, Murfreesboro, TN. 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Julia Knight and Gina Knight	Julia Knight and Gina Knight	043-13-0-120.00
429 Maple St	429 Maple St	
Madison, TN 37115	Madison, TN 37115	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Kevin Stallings, married,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Julia B. Knight, a single woman, and Gina A. Knight, a married woman, as joint tenants with right of survivorship,

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17, Block D on the Plan of Forest Park Subdivision at Madison, Tennessee, of record in Book 843, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 17 fronts 50 feet on the northerly side Maple Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Kevin Stallings by Warranty deed from Music City Holding, LLC, a Texas Limited Liability Company of record in Instrument No. 20200925-0110555 Register's Office for Davidson County, Tennessee, dated September 10, 2020 and recorded on September 25, 2020.

Subject property is not the marital residence of the Grantor, his spouse nor any dependent.

This is improved property known as **429 Maple St, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of September, 2021.

Kevin Stallings

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kevin Stallings, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 8th day of September, 2021.

Notary Public
My Commission Expires: 2/22/25

Danielle Marie Crane
State of Tennessee
Notary Public
Rutherford County

SolomonParks File No. 21-000565-527

Certificate of Authenticity

I, **Doné Oglesby**, 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 **September 8, 2021**.

Date

Affiant Signature

09/13/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **13th** day of **September**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY