Karen Johnson Davidson County
Batch# 733539 DEEDWARR
10/11/2021 10:36:09 AM 2 pgs
Fees: $13.00 Taxes: $1,128.13
20211011-0136226

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Stephanie Deanne Knies
3525 Glenfalls Drive
Hermitage, TN 37076

MORTGAGEE
CMG Mortgage, Inc.
3160 Crow Canyon Road, Ste 400
San Ramon, CA 94583

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
087-01-A-138.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Ellison C. Fox, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Stephanie Deanne Knies, unmarried,** hereinafter called the Grantee, their 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 Lot No. 65 on the plan of Chesney Glen, Section Four, as of record in Plat Book 9700, Page 844, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ellison C. Fox, unmarried by Warranty Deed from Arthur Mattson and wife, Doris Mattson, dated June 15, 2020 of record in Instrument No. 20200618-0064758, Register's Office for Davidson County, Tennesse.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Restrictive Covenants of record in Book 10278, Page 279; First Amendment of record in Book 10449, Page 215; Second Amendment of record in Book 10449, Page 217; Third Amendment of record in Book 10640, Page 944; First Supplementary Declaration to Declaration of Restrictive Covenants of record in Book 10469, Page 924; Second Supplementary Declaration to Declaration of Restrictive Covenants of record in Book 10528, Page 73 and Third Supplementary Declaration to Declaration of Restrictive Covenants of record in Book 11317, Page 674; Warranty Deed to the HOA for common area of record in Book 11577, Page 623; HOA Charter of record in Book 10290, Page 256; Stormwater Detention Agreement of record in Book 10357, Page 915; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 9700, Page 844, Register's Office for Davidson County, Tennessee.

This is the Same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **3525 Glenfalls Drive Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees 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 Grantees, their 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 our hands this 8th day of October, 2021.

Ellison C Fox

Ellison C. Fox

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ellison C. Fox, unmarried, 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.

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

Tina D. Brown

NOTARY PUBLIC

My Commission Expires: 12-18-2021

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $304,900.00.

AFFIANT

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

Kristin Fleming

NOTARY PUBLIC

My Commission Expires: 4/4/2023

KRISTIN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY