Karen Johnson Davidson County
Batch# 758544 DEEDWARR
11/19/2021 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $975.17
20211119-0154311

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7928

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,560.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of November, 2021

Notary Public

Commission Expires: 1-6-25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Walter H. Carter 1413 Trade Winds Court Nashville, TN 37214	OREXCO as QI for Walter Carter P.O. Box 1633 Mt. Juliet, TN 37121	108-16-0-115.00

WARRANTY DEED

FOR AND IN 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/WE,

Denny C. Knott, (a/k/a Denny Knott), an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Walter H. Carter

HEREINAFTER CALLED THE GRANTEES, 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. 45 on the Plan of the revision fo Section IV, Lots 45, 46, 47, and 48 of Lakeview Hills Subdivision, Section IV, of record in Plat Book 6200, page 131, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Denny C. Knott, unmarried by Warranty deed from Mitch G. Pryor and wife, Angie Pryor of record in Instrument No. 20120925-0087247 Register's Office for Davidson County, Tennessee, dated September 21, 2012 and recorded on September 25, 2012. (Value of consideration shown in aforementioned deed $112,000.00.)

Denny C. Knott appointed Terri Williams as his Power of Attorney. Power of Attorney recorded simultaneously herewith and of record in Instrument Number _202111190154310_, Register's Office for Davidson County, Tennessee.

Being also known as 1413 Trade Winds Court Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1413 Trade Winds Court, Nashville, TN 37214

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 so 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.

Dated this the 15th day of November, 2021.

Denny C. Knott by [signature] - Attorney-In-Fact
Denny C. Knott, by Terri Williams, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Terri Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Denny C. Knott, and who acknowledge executing the same as the free act and deed of Denny C. Knott.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of November, 2021.

[signature]
Notary Public
My Commission Expires: 5 2323

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Holly Amason, 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 11/15/21.

Holly Amason
Affiant Signature

11/15/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 15 day of Nov., 2021.

Carol Allen
Notary's Signature

(Notary Seal)

CAROL ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25