Karen Johnson Davidson County
Batch# 771108 DEEDWARR
12/09/2021 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20211209-0163415

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $305,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires December 12, 2022 WILSON COUNTY

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:
David R. Knowles and Teresa B. Knowles	SAME AS NEW OWNER	110-00-0-114.00
(NAME)	(NAME)	
1652 Stewarts Ferry Pike		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

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 **Kathleen M. King, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **David R. Knowles and Teresa B. Knowles, husband and wife**, 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 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning in the center of Stewarts Ferry Pike at the Northeast corner of the property conveyed to Robert W. McCullough in Book 4811, Page 923, Register's Office for said County; thence North 88 degrees 33 minutes East 155 feet; thence South 7 degrees 15 minutes West 435.6 feet; thence North 80 degrees West 155 feet; thence North 7 degrees 15 minutes East 435.6 feet to the beginning.

Being the same property conveyed to Don R. King and wife, Kathleen M. King by Warranty Deed from Harlie D. McDaniel and wife, Sue Castleman McDaniel of record in Book 7890, page 409, Register's Office for Davidson County, Tennessee, dated July 12, 1989 and recorded on July 17, 1989.

The said Don R. King having since died on or about November 19, 2018.

This property is __unimproved _X_improved property known as: 1652 Stewarts Ferry Pike, Hermitage, TN 37076.

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 3rd day of December, 2021.

Kathleen M. King

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathleen M. King, 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 3rd day of December, 2021.

Notary Public
My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 12/3/21.

Date

Celia Stewart Rouse

Affiant Signature

12/3/21

Date

State of Tennessee

County of Wilson

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

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

