Karen Johnson Davidson County
Batch# 783667 DEEDWARR
01/04/2022 10:42:03 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20220104-0001091

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00 Affiant Subscribed and sworn to before me, this 28th day of December, 2021. Dawn Martin Notary Public My Commission Expires: 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: R. Wayne Peters, Trustee of the Stephanie L. Mallen Management Trust 111 Bellevue Dr South Nashville, TN 37205	Send Tax Bills to: new owner@ 320 McCallie Ave Chattanooga, TN 37402	Tax Parcel ID No.____ 116-14-0-024.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SALLY KNUTSON, MARRIED AND MICHELLE KNUTSON, UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **R. WAYNE PETERS, TRUSTEE OF THE STEPHANIE L. MALLEN MANAGEMENT TRUST** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

See Exhibit A

This is improved property commonly known as: **111 Bellevue Drive South, Nashville, TN 37205**

This conveyance is subject to all easements and restrictions of record, the lien for

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taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantors covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenants and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 28th day of December , 2021

SALLY KNUTSON

MICHELLE KNUTSON

STATE OF California)

COUNTY OF Riverside)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **SALLY KNUTSON AND MICHELLE KNUTSON** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, the within named bargainors, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 28th day of December, 2021.

Notary Public

My commission expires: 04.08.2022

J. RICE
Notary Public - California
Los Angeles County
Commission # 2237447
My Comm. Expires Apr 8, 2022

EXHIBIT A

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 24 on the Map of Bransford Realty Company's and Johnson Bransford's Subdivision of part of a 40 acre tract and all of Lot 27 and part of Lot No. 28 in Deer Park Subdivision, Belle Meade of record in Plat Book 421, Page 67, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 24 fronts 50 feet on the Southerly side of Bellevue Drive South and runs back 238 feet on the Easterly and 246 feet more or less on the Westerly line to the Southerly line of said subdivision, measured 55 feet thereon.

Being the same property conveyed to Michelle Knutson, unmarried and Sally Knutson, married, as joint tenants with Right of Survivorship by Warranty deed from Keith E. Thompson and Meredith M. Thompson, married couple of record in Instrument No. 20180202-0010970 Register's Office for Davidson County, Tennessee, dated January 31, 2018 and recorded on February 02, 2018.