Karen Johnson Davidson County
Batch# 804459 DEEDWARR
02/11/2022 03:26:30 PM 2 pgs
Fees: $13.00 Taxes: $3,552.00
20220211-0016238

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 211238753**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $960,000.00. Affiant Subscribed and sworn to before me, this 31st day of January, 2022. Notary Public My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

WARRANTY DEED

Address New Owner: James M. Adcox, III Trustee 2224 Castleman Drive Nashville TN 37215	Send Tax Bills To: Angel Oak Homes Loans, LLC 980 Hammond Drive, Ste 200 Atlanta, GA 30328	Tax Information: Tax Parcel ID No. 131 01 4B 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew Knestrick and Christian Knestrick, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **James M. Adcox III and Nakul Reddy, Trustees of the Crescent Bay Trust dated January 24, 2022,** ("Grantees"), its successors, their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B, of 2222 Castleman Drive Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 2222 Castleman Drive Townhomes of record in Instrument Number 20151117-0116649, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Knestrick and Christian Knestrick, husband and wife, by Warranty Deed from Bryan A. Chance and Randy E. Chance, of record in Instrument No. 20170602-0055094, in the Register's Office of Davidson County, Tennessee, dated May 26, 2017 and recorded on June 02, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of B. V. Stammer Subdivision, as recorded in Plat Book 1424, Page(s) 23.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151117-0116649.

This is improved property located at 2224 Castleman Drive Nashville TN 37215

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

And Grantor covenants that it is 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. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2022.

Andrew Knestrick

Christian Knestrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew Knestrick and Christian Knestrick, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2022.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

Certificate of Authenticity

I, Robert L. Scruggs, 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 the 31st day of January, 2022

Robert L. Scruggs, Affiant

1-31-2022
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 31st day of January, 2022

Notary's Signature

Commission Expires: January 10, 2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023