THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 804816 DEEDWARR
02/14/2022 11:22:20 AM 2 pgs
Fees: $13.00 Taxes: $74.00

20220214-0016703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$20,000.00**

Subscribed and sworn to before me this 7th day of February, 2022.

Mary Birthright Robert Knoph

Notary Public **Affiant**

My Commission Expires: 7-3-23

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2023

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Robert Knoph 4675 Grays Point Road Joelton, TN 37080	**Same as New Owner.**	**029 00 0.07 1.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **LEKISHA MCCOLLOM, BRITTANY REVELL, ERICA REVELL and KEITH EDWARDS**, have this day bargained and sold, and do hereby transfer and convey unto the said **ROBERT KNOPH**, a married man, the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Lot 2a: Being an irregular, triangular tract containing approximately .07 acres, designated Map 29, Parcel 70 (now Parcel 71) located at the intersection of Clarksville Highway No. 41A (formerly 112) and Old Clarksville Pike, just North of Eaton's Creek Road.

Said tract fronts 358 feet, more or less, on the Southerly margin of Clarksville Highway and approximately the same of the Northerly margin of Old Clarksville Pike, converging to a point at the intersection of the two roads on the East and measuring approximately 66 feet on the West boundary.

Being the same property conveyed to Luther T. Revell by Warranty Deed from Danny Young and wife, Jeannie K. Young of record in Instrument No. 20060915-0114679 Register's Office for Davidson County, Tennessee, dated September 05, 2006 and recorded on September 15, 2006. (Value of consideration shown in aforementioned deed $5,000.00.)
Being the same property conveyed to Danny Young and wife, Jeannie Young, as tenants by the entirety by Quitclaim Deed from Luther T. Revell of record in Instrument No. 20140403-0027720 Register's Office for Davidson County, Tennessee, dated March 28, 2014 and recorded on April 03, 2014.

Being the same property conveyed to Luther T. Revell, as tenants by the entirety by Quitclaim Deed from Danny Young of record in Instrument No. 20140610-0050175 Register's Office for Davidson County, Tennessee, dated June 05, 2014 and recorded on June 10, 2014.

Being the same property conveyed to Luther T. Revell, unmarried by Quitclaim Deed from Danny Young and Jeannie Young, married of record in Instrument No. 20170811-0082519 Register's Office for Davidson County, Tennessee, dated July 26, 2017 and recorded on August 11, 2017.

Luther Thurman Revell died intestate May 5, 2020, his estate being administered through Davidson County Probate Court, Docket No. 21P2087.

Luther Thurman Revell died intestate on or about May 5, 2020, leaving LEKISHA MCCOLLOM, ERICA REVELL, BRITTANY REVELL, AND KEITH EDWARDS as his only Heirs-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 20210914-0122992 & Instrument No. 20210914-0122987, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 7th day of February, 2022.

LEKISHA MCCOLLOM

BRITTANY REVELL

ERICA REVELL

KEITH EDWARDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **LEKISHA MCCOLLOM**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 7th day of February, 2022.

Mary Birthright My Commission Expires: _____

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **BRITTANY REVELL**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 7th day of February, 2022.

Mary Birthright My Commission Expires: _____

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **ERICA REVELL**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 7th day of February, 2022.

Mary Birthright My Commission Expires: _____

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **KEITH EDWARDS**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 7th day of February, 2022.

Mary Birthright My Commission Expires: _____

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2023