Karen Johnson Davidson County
Batch# 816415 DEEDWARR
03/07/2022 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20220307-0025559

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $440,000.00

Lisa Bacon
Affiant

Subscribed and sworn to before me, this 23 day of February, 2022.

Notary Public
My commission expires:

KEVIN CRISWELL
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 08-21-2023

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lisa Bacon	**AmCap Mortgage, Ltd. DBA**	**087010B03000CO**
2140 Christina Ct	**3031 HWY 25E**	
Hermitage, TN 37076	**TAZWELL, TN 37879**	

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 ACKNOWLEDGE, WE,

Clifton Knight and Newanna Knight, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lisa Bacon, unmarried woman

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. 30, on Revised Plat for Monticello Cluster Development, of record in Instrument No. 20060417-0043313, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Clifton Knight and Newanna Knight, husband and wife, by Warranty Deed from Martin M. Aguilar, a married man, dated November 9, 2016, of record in Instrument No. 20161115-0120498, in the Register's Office for Davidson County, Tennessee,

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2140 Christina Ct, Hermitage, TN 37076.

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 do 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 in 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.

_____ Date: 02/23/2022
Clifton Knight

_____ Date: 2/23/22
Newanna Knight

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Clifton Knight and Newanna Knight, the within named Grantor(s), 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, at office, this 23rd day of February, 2022.

KINA RENEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

_____
NOTARY PUBLIC

My Commission Expires: 11-22-2023

Certificate of Authenticity

I, Kevin Crisp II, 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 2/23/22.

Date

Affiant Signature

2/23/22

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of February, 2022.

Notary's Signature

My Commission Expires: 11-22-2023

Notary's Seal (if on paper)

KINA RENEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires