Karen Johnson Davidson County
Batch# 835110 DEEDWARR
04/06/2022 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,174.75
20220406-0039559

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $317,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of March, 2022.

NOTARY PUBLIC

My commission expires:

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

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:
Casey Knotts, Douglas Knotts & Paula Hardina-Knotts	New Owner	095-05-0B-086.00 CO
(NAME)	(NAME)	
2120 Lebanon Pike, Unit 94		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		

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 **Mitchel M. Singer and Minna C. Singer, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Casey Knotts , a single woman and Douglas Knotts and Paula Hardina-Knotts, 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 Davidson County, Tennessee, being Unit No. 94 on the plan of Easthaven Townhomes, Phase 2, as shown on Exhibit "A-2" to the Declaration of Covenants, Conditions and Restrictions establishing Easthaven Townhomes, a Planned Unit Development, of record as Instrument No. 20010806-0083543, and amended as Instrument Nos. 20020709-0082357, 20030425-0055753, 20031007-0147961, and 20040419-0043570, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MITCHELL SINGER, A SINGLE MAN, by deed from JAMES P. BLACKHAM AND WIFE, VERONICA C. BLACKHAM, of record as Instrument No. 20181001-0097180, dated September 21, 2018, said Register's Office.

MITCHELL M. SINGER, ALSO KNOWN AS MITCHELL SINGER, further conveyed said property to MITCHELL M. SINGER AND MINNA C. SINGER, HUSBAND AND WIFE, by Quitclaim Deed of record as Instrument No. 20210514-0065194, dated March 22, 2021, said Register's Office.

This property is __unimproved _X_improved property known as: 2120 Lebanon Pike, Unit 94, Nashville, TN 37210.

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 28th day of March, 2022.

Mitchel M. Singer

Minna C. Singer

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mitchel M. Singer and Minna C. Singer, 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 28th day of March, 2022.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 3/28/22.

Affiant Signature

3/28/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/28/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON