(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $691,500.00

Affiant

Subscribed and sworn to before me, this 30th day of March, 2022.

Notary Public

My commission expires: 2-22-2026

Karen Johnson Davidson County
Batch# 835621 DEEDWARR
04/06/2022 12:10:55 PM 2 pgs
Fees: $13.00 Taxes: $2,558.55
20220406-0039886

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Trevor J. Knowles and Kristen Knowles	**New Owner**	**155-07-0B-002.00CO**
6719 Cold Stream Drive		
Nashville, TN 37221		

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,

Ann Marie Claud and Johnny Lewis Claud, Jr., wife and husband

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

Trevor J. Knowles and Kristen Knowles, husband and wife

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. 2 on the Plan of Revision No. 1, Final Plat of the Poplar Creek Estates, Phase V, Section "A" Subdivision (The Highlands of Allens Green) of record in Plat Book 9700, Page 784, revising Plat Book 9700, Page 390, 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 Johnny Lewis Claud, Jr. and wife, Ann Marie Claud, by Warranty Deed, from Kenneth D. Tyler and wife, Carla C. Tyler, of record in Instrument No. 20130614-0061094, dated June 7, 2013, Register's Office for Davidson County, Tennessee. The same property being further conveyed to Ann Marie Claud and Johnny Lewis Claud, Jr., wife and husband, as tenants by the entirety, by Quitclaim Deed, from Johnny Lewis Claud, Jr. and Ann Marie Claud, husband and wife, of record in Instrument No. 20210701-0089317, dated April 24, 2021, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 9700, Page 784, revising Plat Book 9700, Page 390, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 9472, Page 824, amended in Book 10425, Page 93, Book 11249, Page 763 and Book 11356, Page 662, Register's Office for Davidson County, Tennessee.
Charter for Poplar Creek Estates Homeowners Association of record in Book 7120, Page 125, in the Register's Office for Davidson County, Tennessee.
Deed of common areas to Homeowners Association of record in Instrument No. 20011017-0113305 and Instrument No. 20030513-0064544, in the Register's Office for Davidson County, Tennessee.
Sewer Line Easement of record in Book 6613, Page 533, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 6613, Page 705, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6719 Cold Stream Drive, Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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.

Witness my/our hand(s) this 30th day of March, 2022

Ann Marie Claud

Johnny Lewis Claud, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Ann Marie Claud and Johnny Lewis Claud, Jr.** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2022.

Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: **22-127**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027