Karen Johnson Davidson County
Batch# 838744 DEEDWARR
04/12/2022 03:53:45 PM 2 pgs
Fees: $13.00 Taxes: $5,106.37
20220412-0042463

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

W & I Ref: (DM) Title No.: 62491
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Robert Werther Elizabeth McKee Werther 1849 Laurel Ridge Drive Nashville, TN 37215	John Werther Elizabeth Werther 1849 Laurel Ridge Drive Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 14506006900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,380,100.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shannon Knight Cook, Successor Trustee of the Joanne B. Knight Revocable Trust established on October 10, 2013, amended and restated December 9, 2020**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Robert Werther and Elizabeth McKee Werther, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Sharp Subdivision of record in Book 6900, page 436, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Joanne B. Knight, a single person, by Warranty Deed from Charles E. Scott and spouse, Susan M. Schoenbohm, dated November 30, 1993, of record in Book 9174, page 589, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 18, 2013, recorded October 29, 2013, of record in Inst. No. 20131029-0112367, said Register's Office, subject property was conveyed to JoAnne B. Knight, Trustee of the Joanne B. Knight Revocable Trust, established on October 10, 2013. Said Trust was amended and restated in its entirety on December 9, 2020. Shannon Knight Cook was named Successor Trustee by Designation of Successor Trustee dated December 9, 2020.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 436, said Register's Office, with setback lines to be established by the City of Forest Hills; Agreement for Dedication of Easement for sewerage pumps, service lines, ingress/egress purposes and appurtenances of record in Book 8059, page 464, said Register's Office.

This is improved property, known as 1849 Laurel Ridge Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of April, 2022.

SUCCESSOR TRUSTEE

Shannon Knight Cook, Successor Trustee

State of Tennessee

County of Davidson

On this 8th day of April, 2022, before me the undersigned authority, personally appeared **Shannon Knight Cook, Successor Trustee** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,380,100.00.

Affiant

Sworn and subscribed before me this 8th day of April, 2022.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary