Karen Johnson Davidson County
Batch# 853460 DEEDWARR
05/11/2022 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20220511-0053794

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $620,000.00.

Affiant

Subscribed and sworn before me this the 2nd day of May, 2022.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Erin L. Ryder	GuardHill Financial Corp.	083-03-0 311.00
1102 Campbell St	140 East 45th Street, 31st Floor	
Nashville, TN 37206	New York, NY 10017	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PHILLIP G. KNOPP A/K/A PHILIP G. KNOPP, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ERIN L. RYDER, SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of N.W. Kemp Property, Resubdivision of Lot 1, of record in Book 4595, page 173, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 58.2 feet on the easterly margin of Campbell Street and extends back 191.6 feet on the northerly line and 191.4 feet on the southerly line to a dead line in the rear, measuring 58.2 feet thereon.

Being the same property conveyed to Phillip G. Knopp, by deed dated 09/09/2016, from Patrick M. McCombs and Kelly McCombs, husband and wife, of record in Instrument No. 20160920-0098799, Register's Office for said County. The said Phillip G. Knopp is one in the same person as Philip G. Knopp.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1102 Campbell St, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 2nd day of May, 2022.

Philip G. Knopp

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Philip G. Knopp, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of May, 2022.

My commission expires:

12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202205110053794

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-2-22.

Affiant Signature

5-3-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 3rd day of May, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY