Karen Johnson Davidson County
Batch# 855514 DEEDWARR
05/13/2022 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220513-0055450

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER**:
Scott Knecht & Cindy Knecht
536 Augusta Drive
Hermitage, TN 37076

**SEND TAX BILL TO**:
Highlands Residential Mortgage
950 W. Bethany Drive, Ste. 800
Allen, TX 75013

**MAP/PARCEL 075-04-0-117.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tad Franklin Knecht, a single man, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Scott Knecht and Cindy Knecht, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 398 on the Plan of Tulip Grove, Section 6, of record in Plat Book 4460, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Said Lot No. 398 fronts westerly margin of Augusta Drive 100.00 feet and runs back between lines which measure 139.73 feet on the South; 140.0 feet on the north to a line in the rear, which is a broken line, which measures 108.88.**

**Being the same property conveyed to Tad Franklin Knecht by Quit Claim deed from Fred and Ruby Knecht of record in Instrument No. 20140521-0043846 Register's Office for Davidson County, Tennessee, dated May 09, 2014, and recorded on May 21, 2014.**

This is improved property known as: **536 Augusta Drive, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 2nd day of May, 2022.

**WITNESS MY HAND** on this the 2nd day of May, 2022.

**Tad Franklin Knecht**

STATE OF TENNESSEE
COUNTY OF WILSON

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Tad Franklin Knecht,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 2nd day of May, 2022.

NOTARY PUBLIC

My Commission Expires: 09.09.23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $375,000.00

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 09.09.23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 220143

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am 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 May 5, 2022.

Affiant Signature

Date: 5-5-22

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 5th day of May, 20 22

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024