Karen Johnson Davidson County
Batch# 875036 DEEDWARR
06/21/2022 03:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220621-0070620

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,815,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2021.

Notary Public

COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

MELANIE BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ty Knutson, Trustee And Sally Knutson, Trustee	**Ty Knutson, Trustee And Sally Knutson, Trustee**	17800005900 And 17800018500
(NAME) 9422 Highway 96	(NAME) **9422 Highway 96**	
(ADDRESS) Franklin, TN 37064	(ADDRESS) **Franklin, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Kally J. Carter, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ty Knutson and Sally Knutson, Co-Trustees of the Knutson Family Trust u/a/d March 8, 2019,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Map and Parcel: 17800005900

Being a tract of land lying in Davidson County, Tennessee and partially in Williamson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod on the northerly right of way line of Highway 96, width varies and a corner common with Joseph McPherson, as of record in Deed Book 5156, page 217, Register's Office for Williamson County, Tennessee; Thence leaving the northerly right of way line of Highway 96, with the easterly property line of Joseph McPherson, North 32° min 33 sec East, 368.46 feet to an existing iron rod at a corner common with Stephen A. Pawlow, as of record in Deed Book 730 I,
page 526, at the Register's Office for Davidson County, Tennessee. Thence with the easterly property line of Stephen A. Pawlow, North 03° 52 min 24 sec East, 1311.88 feet to an iron rod. Thence with a severance line through the property of Dan Leonard, Jr. as of record in Instrument# 200108220090616, at Register's Office for Davidson County, Tennessee, South 83° 45 min 49 sec East, 394.81 feet to an iron rod set; Thence South 15° 59 min 36 sec West, 450.00 feet to an iron rod set; Thence North 86° 07 min 36 sec West, 250.00 feet to an iron rod set; Thence South 03° 52 min 24 sec West; 868.60 feet to an iron rod set; Thence South 32' 42 min 33 sec West, 380.68 feet to an iron rod set on the northerly right-of-way line of said Highway 96; Thence with the northerly right-of-way line of Highway 96 North 58° 01 min 04 sec West 50.00 feet to the point of beginning, containing 217,800 square feet (5.000 acres more or less);

AND

Map and Parcel: 17800018500

Being a tract of land lying in Davidson County, Tennessee and partially in Williamson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron rod on the northerly right-of-way line of Highway 96, width varies and a corner common with Dan Properties LP., as of record in Deed Book 2021, Page 809, at the Register's Office for Williamson County, Tennessee; Thence with the northerly right-of-way line of Highway 96, North 58 deg 01 min 04 sec West. 150.42 feet to an iron rod set; Thence leaving the northerly right-of-way line of Highway 96, with a severance line through the property of Dan Leonard JR., as of record in Instrument #20010822- 0090616, at the Register's Office for Davidson County, Tennessee, North 32 deg 42 min 33 sec East, 380.68 feet to an iron rod set; Thence North 03 deg 52 min 24 sec East, 868.60 feet to an iron rod set; Thence South 86 deg 07 min 36 sec East, 250.00 feet to an iron rod set; Thence North 15 deg 59 min 36 sec East, 450.00 feet to an iron rod set; Thence North 83 deg 46 min 49 sec West. 394.81 feet to an iron rod set on the easterly property line of Stephen A. Pawlow, as of record in Deed Book 7301 , Page 526, at the Register's Office for Davidson County, Tennessee; Thence with the easterly property line of Stephen A. Pawlow North 03 deg 52 min 24 sec East, 635.85 feet to an existing iron rod on the southerly property line of Katherine S. Sharp, as of record in Deed Book 6828,Page 845, at the Register's Office for Davidson County, Tennessee; Thence with the southerly property line of Katherine S. Sharp South 78 deg 17 min 39 sec East, 558.16 feet to an existing iron rod at a corner common with Dan Properties L. P., as of record in Instrument #20000821-0082310,at the Register's Office for Davidson County, Tennessee, South 15 deg 59 min 36 sec West, 1783.68 feet to an existing iron rod; Thence South 31 deg 31 min 50 West, 599.86 feet to the point of beginning, containing 732,555 square feet (16.817 acres more or less).

Being the same property conveyed to Kally Carter, by Warranty Deed from Laura Williams, married and Philip M. Walker, dated 10/31/2018 and recorded 11/07/2018 in Book 7501, Page 80, in the Register's Office for Williamson County, Tennessee and recorded 11/02/2018 as Instrument number 20181102-0108738, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Grantees are responsible for any and all "Roll Back" taxes as a result for said property being assessed in Greenbelt.

This is Improved property, known as	9422 Tennessee 96		Franklin, TN	37064
	(House Number) (Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 assigns forever; and we do covenant with 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, successors 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 our hands this 21st day of December, 2021.

Kally J. Carter

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Kally J. Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 21st day of December, 2021.

STATE OF TENNESSEE NOTARY PUBLIC SHANNON PHILBIN COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **12/21/2021** (date of document).

Affiant Signature

12/21/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **December**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL



BK/PG:8874/693-696
22001625

4 PGS : DEED	
ALLYSON MUNOZ 848855 - 22001625	
01/11/2022 - 03:03:33 PM	
MORTGAGE TAX	0.00
TRANSFER TAX	10415.50
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	10438.50

STATE of TENNESSEE, WILLIAMSON COUNTY

SHERRY ANDERSON

REGISTER OF DEEDS