RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: QTN-8567-2022

WARRANTY DEED

Karen Johnson Davidson County
Batch# 882969 DEEDWARR
07/01/2022 12:08:30 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20220701-0076726

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Amy Hensley
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2022.

Nanette Hoover
NOTARY PUBLIC

NANETTE HOOVER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2024

My commission expires:

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Statesmen Realty Group LLC 3738 Dickerson Pike Nashville, TN 37207		053-07-054.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY THOUSAND AND 00/100 Dollars ($290,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **EUGENE WAYNE KNIES, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **STATESMEN REALTY GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31, on the Revised Plan of Section "F" of the Village of Old Hickory, as of record in Book 1424, page 131, Register's Office of said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Eugene W. Knies and wife, Teresa J. Knies, by Warranty Deed dated 08/23/1983 and recorded 08/30/1983 in Book 6125, page 656, Register's Office of said County. Further conveyed to Eugene Wayne Knies from Teresa Joyce Knies, by Order of Divorce dated 02/21/2008 and recorded 03/10/2008 in Instrument No. 20080310-0023728, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 1804 Riverside Drive, Old Hickory, TN 37138

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 29 day of June, 2022

GRANTOR(S)

Eugene Wayne Knies

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Eugene Wayne Knies, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29 day of June, 2022.

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

Notary Public

David Webber

Printed Notary Name

My commission expires: 11/16/22