WARRANTY DEED

Karen Johnson Davidson County
Batch# 895239 DEEDWARR
07/28/2022 10:01:12 AM 2 pgs
Fees: $13.00 Taxes: $5,365.00

20220728-0086042

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,450,000.00.

AFFIANT

Subscribed and sworn to before me this the 26 day of July, 2022.

NOTARY PUBLIC

My commission expires: 2-19-2024

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 22-1064 KNIGHT

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyler Knight	NEW OWNER	
(NAME)	(NAME)	
1496A Woodmont Blvd		117-12-2F-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Jet Group, LLC**, A Tennessee limited liability company, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyler Knight and Heather Knight, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1496 Woodmont Blvd, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200625-0068998 being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Robert Seigenthaler and wife, Joanne M. Seigenthaler by Warranty deed from Jerry M. Roberts and wife, Anna M. Grupke of record in Book 9429, page 70, Register's Office for Davidson County, Tennessee, dated July 29, 1994 and recorded on August 04, 1994.

Being the same property conveyed to Music City Financial, LLC by Warranty deed from William Robert Seigenthaler, a widower of record in Instrument No. 20200625-0068653 Register's Office for Davidson County, Tennessee, dated June 18, 2020 and recorded on June 25, 2020.

Being the same property conveyed to Jet Group, LLC. a Tennessee Limited liability Company by Warranty deed from Music City Financial, LLC. a Texas Limited Liability Company of record in Instrument No. 20200625-0068960 Register's Office for Davidson County, Tennessee, dated June 18, 2020 and recorded on June 25, 2020..

DESIGNATED as Tax ID: 117-12-2F-001.00-CO

This is
unimproved ☐
improved ☒ property known as 1496A Woodmont Blvd, Nashville, TN 37215

(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 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 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 26 day of July, 2022.

Jet Group, LLC

BY: John R Drew
John R. Drew, President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, notary of the aforesaid county, John R. Drew, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person to be the President of Jet Group, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President, being authorized to do so, executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 26th day of July, 2022.

Kristi McCoy
Notary Public

My Commission Expires:
3/25/2023

KRISTI MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON