Karen Johnson Davidson County
Batch# 911744 DEEDWARR
09/01/2022 02:48:30 PM 5 pgs
Fees: $28.00 Taxes: $980.50
20220901-0098830

THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 SHANAE MCFERRIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $265,000.00 Katie Leachman AFFIANT Subscribed and sworn to before me, this 31st day of August, 2022 Shanae McFerrin NOTARY PUBLIC My Commission Expires: 5/5/2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Steven & Kimberly Knudson 711 Robert Burns Drive Nashville, TN 37217	New Owner	120-05-0-006

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Five Thousand Dollars and No Cents (265,000.00), paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 1st day of September 2022, the undersigned, **Charles Leuthauser, Martin Leuthauser, and Winifred Ferrill, as tenants-in-common,** hereinafter called the Grantor, has bargained, sold, and by these presents does transfer and warrant to **Steven Knudson and Kimberly Knudson, husband and wife,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and having an address of **711 Robert Burns Drive, Nashville, TN 37217**, and more particularly described as follows:

Being Lot No. 210 on the Plan of Glengarry Park, Section 2, of record in Book 2663, page 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nicholas K. Leuthauser, by deed dated 06/14/2007, and recorded 06/15/2007, from David R. Smith,

married, of record in Instrument Number 20070615-0071708, Register's Office for Davidson County, Tennessee.

Being the same property vested in Charles Leuthauser, Martin Leuthauser, and Winifred Ferrill, as tenants in common, pursuant to the Court Order entered on June 2, 2022 in the Estate of Nicholas Karl Leuthauser, case number 22P851, Seventh Circuit Court for Davidson County, Tennessee, of record in Instrument No. 20220830-0097946 Register's Office for Davidson County.

This is improved property known as **711 Robert Burns Drive, Nashville, TN 37217.**

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) other matters of public record. Further, the captioned property is not the homestead of the Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) their heirs and assigns forever; and we covenant with the said Grantee(s) 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 Grantee(s), their heirs and assigns, against the lawful claims of all persons whomever.

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.

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September 1, 2022.

Charles Leuthauser

Charles Leuthauser

Martin Leuthauser by Charles Leuthauser Attorney In Fact

Martin Leuthauser by Charles Leuthauser, Attorney-In-Fact

Winifred Ferrill by Charles Leuthauser Attorney In Fact

Winifred Ferrill by Charles Leuthauser, Attorney-in-Fact

STATE OF COLORADO)
COUNTY OF Denver)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Charles Leuthauser** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31 day of August, 2022

Treasure Elizabeth Merchant
Notary Public Colorado
My Commission Expires: 05-15-2023

TREASURE ELIZABETH MERCHANT
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20154019405
MY COMMISSION EXPIRES MAY 15, 2023

STATE OF COLORADO)
COUNTY OF Denver)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Martin Leuthauser by Charles Leuthauser, Attorney-In-Fact,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31 day of August, 2022

Treasure Elizabeth Merchant
Notary Public Colorado
My Commission Expires: 05-15-2023

TREASURE ELIZABETH MERCHANT
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20154019405
MY COMMISSION EXPIRES MAY 15, 2023

STATE OF COLORADO)
COUNTY OF Douglas)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Winifred Ferrill by Charles Leuthauser, Attorney-In-Fact,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31 day of August 2022

Treasure Elizabeth Merchant
Notary Public
My Commission Expires: 05-15-2023

TREASURE ELIZABETH MERCHANT
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20154019405
MY COMMISSION EXPIRES MAY 15, 2023

Certificate of Authenticity

I, Jackson Bond, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Morgan

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

202209010098830