WARRANTY DEED

Karen Johnson Davidson County
Batch# 915885 DEEDWARR
09/13/2022 10:46:08 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20220913-0102124

BS-SMH-22-1415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kyle Blue Development, LLC	**New Owner**	
(NAME)	(NAME)	**071-16-0-114.00**
4224 Home Haven Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGRETTA A. KNOWLES AND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYLE BLUE DEVELOPMENT, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly 49.2 feet of Lot No. 13 on the map of T.I Wards resubdivision of Lots 27 thru 34 and 37 thru 49 in Williams & Hayes Company Belleview Plan of record in Book 974, Page 48 Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 13 fronts 49.2 feet on the easterly side of Montgomery Avenue and runs back 200 feet more or less on the northerly line and 200 feet on the southerly line a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Margretta A. Knowles and Mildred J. Taylor by Warranty deed from Anthony Ryle Etheridge and Mildred J. Taylor of record in Book 9815, page 531, Register's Office for Davidson County, Tennessee, dated September 28, 1995 and recorded on October 03, 1995.

The said Mildred J. Taylor having since died intestate on October 11, 2012, her ownership interest in the property passed by operation of law to her heirs at law, Margretta A. Knowles, Adam Nelson Taylor, Sr., and Myshawne Tominiyi, as tenants in common, as evidenced by Affidavits of Heirship of record in Instrument Nos. 20220913-0102120 and 20220913-0102121, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margretta A. Knowles, Adam Nelson Taylor, Sr., and Myshawne Tominiyi by Quit Claim Deed fromMargretta A. Knowles, Adam Nelson Taylor, Sr., and Myshawne Tominiyi in Instrument No 20220913-0102122, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margretta A. Knowles by Quit Claim Deed fromMargretta A. Knowles, Adam Nelson Taylor, Sr., and Myshawne Tominiyi in Instrument No 20220913-0102123, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 48, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1415 Montgomery Ave, Nashville, Tennessee 37207**.

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 do 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 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/our hand(s) this the 29th DAY OF AUGUST, 2022.

Margretta A. Knowles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGRETTA A. KNOWLES, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 29th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212