Karen Johnson Davidson County
Batch# 927096 DEEDWARR
10/07/2022 03:30:40 PM 6 pgs
Fees: $33.00 Taxes: $1,665.00
20221007-0110878

Prepared by ~~and Return to~~:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
BELAM 22 601 41

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

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

Affiant

Subscribed and Sworn before me this 30th day of September, 2022.

Notary Public
My commission expires: 07/09/24

DANA DEEWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
George Angel Reinoso and Ycelsa Reinoso 601 Old Hickory Boulevard, #41, Brentwood, TN 37027	New Owner	171-03-0B-235.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Korbin Andrew Knoch, Executor of the Estate of Elizabeth Ann Knoch, and Korbin A. Knoch, individually and as a beneficiary and heir-at-law of the Estate of Elizabeth Ann Knoch, and Kermit A. Knoch, individually and as a beneficiary and heir-at-law of the Estate of Elizabeth Ann Knoch, and John F. Knoch, individually and as a beneficiary and heir-at-law of the Estate of Elizabeth Ann Knoch, and Jerry K. Knoch, individually and as a beneficiary and heir-at-law of the Estate of Elizabeth Ann Knoch,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **George Reinoso, A married man and Georgina Reinoso, a married woman, as tenants in common with rights of survivorship** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 41 on the Plan of Phase Two, Section Six, Townhomes of Fredericksburg a Residential P.U.D., of record in Plat Book 9700, Pages 953 & 954, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Elizabeth A. Knoch, a Widow by Warranty deed from Pulte Homes Tennessee, L.P., a Tennessee limited Partnership of record in Instrument No. 200001060008534 Register's Office for Davidson County, Tennessee, dated January 21, 2000 and recorded on January 26, 2000. and Re-Recorded on February 18, 2000 in Instrument Number 200002180016524.

The said Elizabeth A. Knoch, died testate on August 12, 2021. See Order Admitting Last Will and Testament to Probate and Appointing Executor, Docket No. 22P810, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, in the Matter of the Estate of Elizabeth A. Knoch, Deceased, which admitted into probate her Last Will and Testament, which gave, devised and bequeathed the rest and residue of her real estate, including the subject property, to Kermit A. Knoch, Korbin A. Knoch, John F. Knoch, and Jerry K. Knoch. Said court named Korbin A. Knoch a/k/a Korbin Andrew Knoch as Executor. Accordingly, all of the title in the subject propertty is vested in Kermit A. Knoch a/k/a Kermit Alan Knoch, Korbin A. Knoch a/k/a Korbin Andrew Knoch, John F. Knoch a/k/a John Franklin Knoch, and Jerry K. Knoch a/k/a Jerry Kenneth Knoch.

This is [X] improved [ ] unimproved property known as 601 Old Hickory Boulevard, #41, Brentwood, TN 37027 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the _____ day of September , 2022.

Estate of Elizabeth A. Knoch

By: _____
Korbin Andrew Knoch, Executor

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named **Korbin Andrew Knoch,** Executor of the Estate of Elizabeth A. Knoch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained on behalf of the Estate as its Executor.

Witness my hand and seal this _____ day of_____, 2022.

SEE ATTACHED;
09/29/2022
KIC

_____
Notary Signature

My Commission Expires:

_____
Korbin A. Knoch, Individually and as a beneficiary and heir-at-law of the Estate of Elizabeth A. Knoch

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named **Korbin A. Knoch,** Individually and as a beneficiary and heir-at-law of the Estate of Elizabeth A. Knoch 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 purpose therein contained.

SEE ATTACHED;
09/29/2022
KIC

Witness my hand and seal this _____ day of_____, 2022.

_____
Notary Signature

My Commission Expires:

California Acknowledgment Form

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego } ss.

On SEPTEMBER 29, 2022 before me, Robert Kasawdish, Notary Public,
(here insert name and title of the officer)

personally appeared KORBIN ANDREW KNOCH, EXECUTOR

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Seal

NRO1 ROBERT KASAWDISH COMM. #2342745 Notary Public - California San Diego County My Comm. Expires Jan. 20, 2025 NRO1

WITNESS my hand and official seal.

Signature of Notary

Optional Information

To help prevent fraud, it is recommended that you provide information about the attached document below.
This is not required under California State notary public law.

Document Title: WARRANTY DEED. # of Pages:

Notes

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California Acknowledgment Form

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego } ss.

On SEPTEMBER 29, 2022 before me, Robert Kasawdish, Notary Public
(here insert name and title of the officer),

personally appeared KORBIN A. KNOCH

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Seal

ROBERT KASAWDISH
COMM. #2342745
Notary Public - California
San Diego County
My Comm. Expires Jan. 20, 2025
NRO1 NRO1

WITNESS my hand and official seal.

Signature of Notary

Optional Information

To help prevent fraud, it is recommended that you provide information about the attached document below.
This is not required under California State notary public law.

Document Title: WARRANTY DEED # of Pages:

Notes

pg. 2.

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Kermit A. Knoch, Individually and as a beneficiary and heir-at-law of the Estate of Elizabeth A. Knoch

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named Kermit A. Knoch, Individually and as a beneficiary and heir-at-law of the Estate of Elizabeth A. Knoch 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 purpose therein contained.

Witness my hand and seal this 29 day of September, 2022.

Notary Signature

My Commission Expires: 03/03/2025

TODD KOENIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

John F. Knoch, Individually and as a beneficiary and heir-at-law of the Estate of Elizabeth A. Knoch

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named **John F. Knoch,** Individually and as a beneficiary and heir-at-law of the Estate of Elizabeth A. Knoch 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 purpose therein contained.

Witness my hand and seal this 29th day of September 2022.

Notary Signature

My Commission Expires: 01/06/2025

JESSICA STANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

Jerry K. Knoch, Individually and as a beneficiary and heir-at-law of the Estate of Elizabeth A. Knoch

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named **Jerry K. Knoch,** Individually and as a beneficiary and heir-at-law of the Estate of Elizabeth A. Knoch 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 purpose therein contained.

Witness my hand and seal this 29th day of September, 2022.

Notary Signature

My Commission Expires: 01/06/2025

JESSICA STANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025