Karen Johnson Davidson County
Batch# 943738 DEEDWARR
11/22/2022 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20221122-0123557

WARRANTY DEED

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/1/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Deatrick Jr.	James Deatrick Jr.	075-13-0-046
(NAME) 1285 N. Mt. Juliet Road	(NAME) 1285 N. Mt. Juliet Road	
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS) Mount Juliet, TN 37122	
(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 considerations, the receipt of which is hereby acknowledged, I/we ***Sandra Annabelle Montrose, an unmarried woman and Melissa Jean Knapp, an unmarried woman and Frieda Louise Knapp, an unmarried woman***, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***James Deatrick Jr.***, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 257, Revised Plan of Hermitage Hills, Section 2, as of record in Book 2900, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles M. Montrose as Trustee for the Montrose Family Trust by Warranty Deed from Ralph L. Ulmer and wife, Marion W. Ulmer, dated 10/13/2006, of record in Instrument 20061024-0131527, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Sandra Annabelle Montrose, Melissa Jean Knapp and Frieda Louise Knapp as joint tenants with right of survivorship by Quit Claim Deed from Charles M. Montrose as Trustee for the Montrose Family Trust, dated 07/30/2020, of record in Instrument 20200731-0084693, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2022 have been paid as of the day of closing, prorated and assumed by the Grantee herein, any subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 2900, Page 112, in the Register's Office for Davidson County, Tennessee.

This conveyance is further 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.

unimproved ☐

This is improved ☒ 241 Jacksonian Drive, Hermitage, TN 37076
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 18th day of November, 2022.

Frieda Louise Knapp, Attorney-in-fact

Sandra Annabelle Montrose Date: 11/18/22
Sandra Annabelle Montrose
By: Frieda Louise Knapp, Attorney-In-Fact

Frieda Louise Knapp, Attorney-in-fact

Melissa Jean Knapp Date: 11/18/22
Melissa Jean Knapp
By: Frieda Louise Knapp, Attorney-In-Fact

Frieda Louise Knapp 11/18/22
Frieda Louise Knapp

State of Tennessee
County of Wilson

On this 18th day of November, 2022, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Frieda Louise Knapp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-factfor Sandra Annabelle Montrose and Melissa Jean Knapp, both of Davidson County, Tennessee, and is authorized by them both, and does hereby acknowledge the execution of this instrument on their behalf, by virtue ofa Power of Attorney recorded at Instrument Number 202211220123556, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 18th day of November, 2022.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frieda Louise Knapp, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of November, 2022.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 18 2022

Tracey Trumphour
Affiant
Date: 11.18.2022

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 18th day of November, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY