WARRANTY DEED

Karen Johnson Davidson County
Batch# 946252 DEEDWARR
11/30/2022 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20221130-0125503

DM-ARG-22-228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Tod McDowell
Affiant

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

Robbin Lee Kennedy
Notary Public

MY COMMISSION EXPIRES: 8/19/24
(AFFIX SEAL)

Robbin Lee Kennedy
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Jackson County
My Commission Expires 8/19/2024
ID. # 20503514

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)
Zachary Ray Knowles and Jaycee Drew Martens	Churchill Mortgage Corp.	
(NAME)	(NAME)	
228 Sailboat Drive	1749 Mallory Lane, Suite 100	**149 04 0 242.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood, TN 37027	
(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, **TOD MCDOWELL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZACHARY* KNOWLES AND WIFE, JAYCEE DREW MARTENS,** 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 Lot No. 615 on the Plan of Section 13, Edge-O-Lake Estates, as of record in Plat Book 4175, Page 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 615 fronts 79.97 feet on the Southeasterly margin of Sailboat Drive and extends back 158.39 feet on the Northeasterly line and 182.56 feet on the Southeasterly line to a line in the rear measuring 93.66 feet thereon.

Being the same property conveyed to Tod McDowell, married, by Warranty Deed from Entrust Investments, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20220712-0079999, in the Register's Office of Davidson County, Tennessee, dated July 07, 2022 and recorded on July 12, 2022. The above-describe property has never been the primary marital residence for the grantor and his/her spouse.

This conveyance is subject to:
- Property taxes for 2023 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 13, Edge-O-Lake Estates, as recorded in Plat Book 4175, Page(s) 33.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4268, Page 302.
- No coverage is provided as to the amount of acreage or square footage of the land.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **228 Sailboat Drive, Nashville, Tennessee 37217**.

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.

* Ray

Witness my/our hand(s) this the 29 DAY OF NOVEMBER, 2022.

Tod McDowell

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~DAVIDSON~~ Jackson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOD MCDOWELL, 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 29 of November, 2022.

Notary Public
My Commission Expires: 8/19/24
(SEAL)

Robbin Lee Kennedy
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Jackson County
My Commission Expires 8/19/2024
ID. # 20503614

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

True Copy Certification

I, **Pam Autry,** do hereby make oath that I am a licensed attorney and/or the 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 this the 29th day of November, 2022.

Affiant Signature
Date 11/29/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29th day of November, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON