Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: W-YRES-23-2504

Karen Johnson Davidson County
Batch# 970887 DEEDWARR
02/14/2023 03:28:15 PM 2 pgs
Fees: $13.00 Taxes: $2,090.50

20230214-0010813

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-20171-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $565,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of February, 2023.

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Heidi Davidson 2504 Emmett Avenue Nashville, TN 37206	Same as new owner	072 13 0Q 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Robert Joseph McKnight and Rebecca Hinman McKnight, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Heidi Davidson, a married woman**, hereinafter called the Grantee(s), his/her/their heirs and 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 Unit 2504 Emmett, 1000 Cahal Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1000 Cahal Avenue Townhomes of record in Instrument Number 20160516-0048790, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Joseph McKnight and Rebecca Hinman McKnight, husband and wife, by Warranty Deed from Sean C. Rice and Andrea C. Rice, husband and wife, of record in Instrument No. 20200707-0073342, in the Register's Office of Davidson County, Tennessee, dated June 18, 2020 and recorded on July 7, 2020.

This is improved property located at: **2504 Emmett Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year **2023** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of February, 2023.

GRANTOR:

Robert Joseph McKnight

Rebecca Hinman McKnight

STATE OF OREGON
COUNTY OF MULTNOMAH

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Joseph McKnight and Rebecca Hinman McKnight, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of February, 2023.

OFFICIAL STAMP
JUSTIN PAUL KUENNE
NOTARY PUBLIC - OREGON
COMMISSION NO. 1004492
MY COMMISSION EXPIRES OCTOBER 01, 2024

Notary Public
My Commission expires: 10-01-2024