This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-20238-LV

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 972906 DEEDWARR
02/22/2023 10:20:52 AM 2 pgs
Fees: $13.00 Taxes: $462.50
20230222-0012437

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of February, 2023.

Notary Public
My Commission Expires: _____

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
3814 Knight Drive, LLC PO Box 3876 Jupiter, FL 33469	3814 Knight Drive, LLC PO Box 3876 Jupiter, FL 33469	040-00-0-100

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **3814 Knight Drive LLC, a Georgia Limited Liability Company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **3814 Knight Drive, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 12th Civil District of Davidson and being more particularly described according to a survey by Rocky L. Montoya, dated August 2, 1979, as follows:

Beginning on the westerly margin of Knight Road, said pint being the original southeast boundary of a tract of land conveyed to Homer V. Butler, Jr. and wife, Faye W. Butler, and Edward T. Bonosconi, Jr. and wife, Barbara J. Bonosconi, by installment deed from Robert O. Frensley as shown of record in Book 5329, Page 854, Register's Office for Davidson County, Tennessee; thence along the westerly boundary of Knight Road South 25 deg. 13' 46" East 51.4 feet to an iron pin; thence leaving Knight Road South 88 deg. 32' 15" West 350.85 feet to a stake at a fence intersection; thence, along the original boundary line from Frensley to Butler, et al North 80 deg. 25' 48" East 333.43 feet to the point of beginning.

Being the same property conveyed to John Carter by Warranty Deed from Homer Butler, Jr. and Faye Butler; Edward Bonosconi and Barbara Bonosconi, recorded June 21, 1987 as book 7277 Page 428. John C. Carter has since departed this life on September 29, 2020, leaving a Last Will and Testament duly filed and probated in the Circuit Court of Davidson County, Tennessee (Probate Division) as Docket No. 21P1941, wherein Zachary Thomas Davis is serving as Executor of the Estate of John Carter.

Being the same property conveyed to Zachary T. Davis by Executors Deed from Zachary Thomas Davis, Executor of the Estate of John Carter recorded July 11, 2022 in Instrument No. 20220711-0079544.

Being the same property conveyed to 3814 Knight Drive LLC, a Georgia limited liability company by Quit Claim Deed from Zachary T. Davis of record as Instrument No. 20220725-

0084678 in the Register's Office for Davidson County, Tennessee, dated July 21, 2022 and recorded on July 25, 2022.

This is unimproved property located at: **3814 Knight Drive, Whites Creek, TN 37189.**

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 17th day of February, 2023.

GRANTOR:

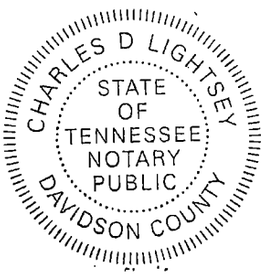
3814 Knight Drive LLC, a Georgia Limited Liability Company

By: _____
Zachary Davis, Sole Member

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Zachary Davis, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of 3814 Knight Drive LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of February, 2023.



_____
Notary Public
My Commission expires: 3/3/26