STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

William Brian Knoop
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2023.

Notary Public
MY COMMISSION EXPIRES: 9-11-24
File No. G23-18093

Karen Johnson Davidson County
Batch# 989636 DEEDWARR
04/10/2023 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20230410-0025415

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William Brian Knoop and Teresa Jane Knoop	New Owner	114-07-0A-109-00
(NAME)	(NAME)	
2325 Traemoor Village Place		
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Leah Lennox, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Teresa Jane Knoop and William Brian Knoop , wife and husband,** HEREINAFTER CALLED THE GRANTEES, 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 No, 109 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No: 20070323-0035561; amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No: 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Leah Lennox by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated 2/26/2013 and recorded 2/27/2013 in Instrument No. 20130227-0019342, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2325 Traemoor Village Place, Nashville, TN 37209.

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.

Witness my/our hand(s) this 6th day of April, 2023.

Leah Lennox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of April, 2023, before me personally appeared Leah Lennox, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of April, 2023.

Notary Signature
My commission expires: 6/11/24

DEANNA L COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 April 6, 2023.

Tori Cole

Affiant Signature

Date: 4/6/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this April 6, 2023.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

