Karen Johnson Davidson C
Batch# 998446 DEEDWARR
05/02/2023 10 16 49 AM 2 pgs
Fees $13 00 Taxes $1,757 50

20230502-0032338

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES 10/2/23
(AFFIX SEAL)

DAWN MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

DM-C-23-610-108

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)
Miclo Properties, LLC	**New Owner**	
(NAME)	(NAME)	**092 07 0I 108 00**
890 Main Street Suite 200		
(ADDRESS)	(ADDRESS)	
Duburque, IA 52001		
(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, **JON KNIGHT AND AMANDA KNIGHT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICLO PROPERTIES, LLC, AN IOWA LIMITED LIABILITY COMPANY,** 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 Unit No 108, The 1865, A Condominium, and described in a Declaration Establishing The 1865, A Condominium, of record in Instrument No 20190314-0023483, amended in Instrument Nos 20190712-0068003, 20191007-0102697 and 20191010-0104084, Register's Office for said County, to which reference is hereby made for a more complete description for said Unit

Being the same property conveyed to Jon Knight and Amanda Knight, Husband and Wife, by Warranty Deed from The 1865 Condominiums, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20191226-0132682, in the Register's Office of Davidson County, Tennessee, dated December 20, 2019 and recorded on December 26, 2019

This conveyance is subject to·

- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of 596 and 610 21st Avenue North, as recorded in Instrument No 20160914-0096846
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The 1865, a Condominium of record in Instrument No 20190314-0023483, as amended by instrument(s) of record in Instrument No's 20190712-0068003, 20191007-0102697 and 20191010-0104084, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No 20180228-0018696
- Easement for Reciprocal, recorded in Instrument No 20210506-0060947
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **610 21st Ave N Apt 108, Nashville, Tennessee 37203**

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

Witness my/our hand(s) this the 26th DAY OF APRIL, 2023

Jon Knight

Amanda Knight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JON KNIGHT, 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 26th of April, 2023

Notary Public
My Commission Expires
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA KNIGHT, 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 26th of April, 2023

Notary Public
My Commission Expires
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

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