Prepared By & ~~Return To~~:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
23-0005

Karen Johnson Davidson County
Batch# 1014439 DEEDWARR
06/13/2023 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230613-0044938

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of June, 2023

Notary Public

Commission Expires: _____

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Samuel Ibarra 670 Ewing Drive Nashville, TN 37207	Samuel New owner	059-00-0-111.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Hunter T. Knupp, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samuel Ibarra, a single person

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:

LOCATED in the 12th Civil District of Davidson County, Tennessee, and more particularly described on map of an unrecorded survey of Richard B. Omohundro, Surveyor, dated April 19, 1960, being part of the original Marshall Waters Lands, as described in deed of record in Book 565, Page 400, Register's Office for Davidson County, Tennessee, of Nashville.

BEGINNING at a point in the southerly margin of New Ewing Road right-of-way, said point of beginning being the northwest corner of a 0.62 acre tract conveyed by J. R. Neely and wife, Ruby Waters Neely from Mr. Ola Waters, a widow, by deed of record in Book 3071, Page 631, Register's Office for Davidson County, Tennessee, at Nashville, and running thence South 3 degrees 15 minutes West 271.1 feet to a point; thence North 88 degrees 22 minutes West 98.2 feet to a point; thence North 4 degrees East 250 feet to an iron pin in the southerly margin of New Ewing Road right-of-way, North 78 degrees 20 minutes East 51.6 feet to a point; thence continuing with the southerly margin of New Ewing Road right-of-way, radius 1884.96 feet, 45.8 feet to the point of beginning, and being a part of Lot No. 8 shown on the unrecorded map of survey made by Eric Drake, County Surveyor for Davidson County, Tennessee, dated April 14 and 15, 1936.

BEING the same property conveyed to Hunter T. Knupp, single man, by Warranty Deed from Kellyn Watson and husband, John J. Watson, dated 2/28/2018 and recorded 2/28/2018 in Instrument No. 20180228-0018856, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 670 Ewing Drive Nashville, TN 37207.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of June, 2023.

Hunter T. Knupp

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Hunter T. Knupp** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 7th day of June, 2023.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public
My Commission Expires: 8·20·24

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **June 7, 2023**.

Affiant Signature

June 13, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

13th day of **June**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

