WARRANTY DEED

Karen Johnson Davidson County
Batch# 1022318 **DEEDWARR**
07/03/2023 01:38:00 PM 2 pgs
Fees: $13.00 Taxes: $577.57

20230703-0050889

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,099.70.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-4-2026
(AFFIX SEAL)

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37121

File No.: NAS1093-23

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
1125 LLC	1125 LLC	043-13-0-268.00
(NAME) 4015 Travis Drive Ste 211 #296	(NAME) 4015 Travis Drive Ste 211 #296	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Fifty-Six Thousand Ninety-Nine And 70/100 Dollars ($156,099.70), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ESTHER ELEANE KNIGHT, WIDDOWED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1125, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 32, Block C on the Plan of Crittenden Estates of record in Plat Book 974, Page 69, 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 William Clinton Knight and wife, Esther Eleane Knight by Warranty deed from Kathleen Neal, married and Valorie White, married of record in Instrument No. 20040310-0027440 Register's Office for Davidson County, Tennessee, dated March 02, 2004 and recorded on March 10, 2004.

Said William Clinton Knight haveing died on April 16, 2010, leaving Esther Eleane Knight as sole owner.

This is:

unimproved ☐

improved ☒ property, known as 224 Cherry St, Madison, TN 37115

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 30th day of June, 2023.

Esther Eleane Knight

State of Tennessee
County of Davidson

On this 30th day of June, 2023, before me personally appeared Esther Eleane Knight, 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 (or person's) free act and deed.

Witness my hand at office, this 30th day of June, 2023.

Notary Public

My Commission Expires: 1-4-27

