Karen Johnson Davidson County
Batch# 1022630 DEEDWARR
07/05/2023 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20230705-0051373

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#X61-124

ADDRESS NEW OWNER:
Brian Ratka
3005 Knobview Drive
Nashville, TN 37214

SEND TAX BILL TO:
New Owner

MORTGAGEE:
N/A

Parcel ID:
085-05-0-010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sandra Winton Davidson, an unmarried woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Brian Ratka and Katy Ratka, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
>
> BEING part of Lot No. 125 and part of Lot No. 124 in Lincoya Hills Subdivision, Donelson, on Knobview Drive, as shown on an unrecorded survey made by James A. Hamilton, Jr., Surveyor, dated October 15, 1956, and attached hereto and made a part of this deed, to which reference is specifically made for the details as to the property conveyed, the property conveyed being outlined by red marks.
>
> Beginning at a point, same being the northeasterly corner of Lot No. 125 as it fronts on Knobview Drive; proceeding thence along a straight line South 1 deg. 31' East 100 feet to a point; thence westwardly in a straight line 247.78 feet to a point designated by an iron pin which is north of another iron pin which marks the line between Lot No. 125 and Lot No. 124; thence along a straight line North 1 deg. 31' East 100 feet to a point, being the northwest corner of Lot No. 125; thence along a straight line South 86 deg. 17' East, 242.5 feet to the point of beginning, same being the northeast corner of Lot No. 125.
>
> Being the same property conveyed to Sandra Winton Davidson, unmarried, by Deed dated January 8, 2018 from Michael Benton Moss, an unmarried man, recorded January 16, 2018, of record in Instrument Number 20180116-0004126, Register's Office for Davidson County, Tennessee.

This is improved property known as 3005 Knobview Drive, Nashville, TN 37214. Possession is to be given on June 29, 2023.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her 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.

WITNESS my hand this the 29th day of June, 2023.

Sandra Winton Davidson

STATE OF TENNESSEE
COUNTY OF WILSON

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

WITNESS my hand and official seal at office this 29th day of June, 2023.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/2/25

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STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$615,000.00**.

AFFIANT

Subscribed and sworn to before me on this 29th day of June, 2023.

NOTARY PUBLIC

My Commission Expires: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 6-29-23 (date of document).

Date: 7-5-23

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 5th day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026