~~Prepared by:~~
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1023589 DEEDWARR
07/07/2023 09.59 12 AM 2 pgs
Fees $13 00 Taxes $1,187 70

20230707-0051957

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$321,000.00**

Subscribed and sworn to before me this 5th day of July, 2023

Notary Public **Affiant**

My Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
RUTH WOLLENBURG & JAMES WOLLENBURG 418 Grapevine Avenue Madison, TN 37115	New Owner	**052-09-0-092.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **WILLIAM CLAY KNIGHT, JR., AN UNMARRIED MAN** has this day bargained and sold, and does hereby transfer and convey unto the said **RUTH WOLLENBURG AND JAMES WOLLENBURG, WIFE AND HUSBAND,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Easterly 25 feet of Lot No. 16 and all of Lot No. 17 on the Plan of Montague Park Subdivision of record in Plat Book 421, Page 141, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 16 and all of Lot No. 17 front together 125 feet on the Southerly side of Grapevine Avenue and run back between parallel lines 187.5 feet to a deed line.

Being the same property conveyed to Hubert C. Knight and wife, Josephine H. Knight by Warranty Deed from S. H. Curtis and wife, Ella Turner Dean Curtis of record in Book 2489, page 433, Register's Office for Davidson County, Tennessee, dated January 17, 1956 and recorded on January 20, 1956. The said Hubert C. Knight having since died, subject property vesting in Josephine H. Knight as surviving tenant by the entirety. The said Josephine H. Knight, also known as Catherine Josephine Knight, having since died intestate, on May 17, 2018. Pursuant to the Affidavit of Inheritance of record in Instrument No. 20190426-0038739, in the Register's Office for Davidson County, Tennessee, subject property vesting in heirs-at-law, Susan Snow, her surviving daughter, and her grandson William Clay Knight, Jr., the sole surviving heir-at-law of her son, William Clay Knight who died intestate, on August 19, 2012, predeceasing the said Josephine H. Knight.

Being the same property further conveyed to William Clay Knight, Jr., an unmarried man by Quitclaim Deed from Susan Snow, an unmarried woman of record in Instrument No. 20190507-0042561 Register's Office for Davidson County, Tennessee, dated May 01, 2019 and recorded on May 07, 2019.

This improved property known as: 418 Grapevine Avenue Madison, Tennessee 37115.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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 hand this 5th day of July, 2023

WILLIAM CLAY KNIGHT, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **WILLIAM CLAY KNIGHT, JR.,** the within named Bargainors, 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 Goodlettsville, Tennessee this the 5th day of July, 2023

My Commission Expires 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026