Prepared by
Record and Return to.
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

This instrument prepared by.
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number. 1-21175-DJ

Karen Johnson Davidson County
Batch# 1026281 DEEDWARR
07/14/2023 09 54 24 AM 2 pgs
Fees $13 00 Taxes $1,761 20

20230714-0053994

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $476,000.00

M. Alexis Brannan
Affiant

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2025

Subscribed and sworn to before me, this the 13th day of July, 2023.

Tara Jones
Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dalton Ray Gullett 2405 Cabin Hill Rd Nashville TN 37214	New Owner	073-15-0-010 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Ryan Knight, married,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Dalton Ray Gullett, a single man** hereinafter called the Grantee(s), his 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. 28 on the Plan of Sunset View, Revision of Section One of record in Book 2663, Pages 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No 28 fronts 85 feet on the southerly side of Cabin Hill Road and extends back 280 8 feet on the southeasterly line and 163 feet on the northwesterly line to a dead line in the rear which measures 151 4 feet.

Being all of the property conveyed to Ryan Knight, unmarried, by deed from Clara G. Ward, a widow, of record in Instrument No 20180824-0084179, Register's Office for Davidson County, Tennessee, dated August 23, 2018 and recorded on August 24, 2018

Kelley Knight joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise

This is ☒ improved or ☐ unimproved property located at **2405 Cabin Hill Road, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions; and 6) other matters of public record

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of July, 2023

GRANTOR

Ryan Knight

Kelley Knight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ryan Knight and Kelley Knight, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of July, 2023

CHARLES D LIGHTSEY · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26