Send Tax Bills To:
Andrew Odom
2003 Hickory Hill Lane
Nashville, TN 37076

This Instrument Prepared By:
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

New Owners:
Andrew Odom
2003 Hickory Hill Lane
Nashville, TN 37076

Map & Parcel No: 085-04-0-017.00

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 1030193 DEEDWARR
07/25/2023 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20230725-0057111

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED NINETY FIVE THOUSAND AND 00/100 (395,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Timothy E. Knowles and Catherine O. Knowles, husband and wife** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andrew Odom and Tilei Odom, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Section I, Stones River Estates Subdivision of record in Plat Book 2900, Page 139, 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 Timothy E. Knowles and Catherine O. Knowles, husband and wife by Warranty deed from John E. Gilmore, Jr and wife, Lily S.C. Gilmore of record in Instrument No. 20160606-0056460 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 06, 2016. Timothy E. Knowles and Catherine O. Knowles are now divorced pursuant to Divorce Decree Case No.23DV-36 filed on May 17, 2023.

This is IMPROVED property known as 2003 Hickory Hill Lane, Nashville, TN, 37076.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of July, 2023 .

Timothy E. Knowles

Catherine O. Knowles

STATE OF TENNESSEE
COUNTY OF Wilson

On this 19th day of July, 2023, before me personally appeared Timothy E. Knowles and Catherine O. Knowles, 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's (or persons') free act and deed.

Witness my hand, at office, this 19th day of July, 2023.

Notary Signature
My commission expires:

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 395,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

~~Affiant~~

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 19th day of July, 2023.

Notary Signature
My commission expires:

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2025

Certificate of Authenticity

I, Joshua A. Terry, 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 7/19/2023.

Affiant Signature – Joshua A. Terry

7/24/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/24/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON