Karen Johnson Davidson County
Batch# 1034377 DEEDWARR
08/03/2023 01:21:30 PM 2 pgs
Fees: $13.00 Taxes: $1,653.90
20230803-0060152

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 447,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of July, 2023.

Notary Public

My commission expires: 10-20-24

BROOKE BERGERON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Benjamin Knickerbocker	united wholesale Mtg. LLC	181-10-0E-048.00-CO
5552 Prada Drive	585 South Boulevard E.	
Brentwood, TN 37027	pontiac, MI 48341	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Gary Nesbit, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Benjamin Knickerbocker, unmarried man, as sole owner

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Phase Two, Section Two High Point of record in Plat at Instrument No. 20140821-0076394, 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 Gary Nesbit, married by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20151005-0101216 Register's Office for Davidson County, Tennessee, dated October 2, 2015 and recorded on October 5, 2015.

Anna Maria Nesbit, spouse of Gary Nesbit, joins in this conveyance to convey any and all marital interest he/she may have in subject property.

This is improved property known as **5552 Prada Drive, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Williamson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of July, 2023.

Gary Nesbit

Anna Maria Nesbit

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Gary Nesbit and Anna Maria Nesbit the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28th day of July, 2023.

Notary Public

Andrew Suzore
State of Tennessee Notary Public
Davidson County

My Commission Expires: May 7, 2024

Lenders Title Company File No. 23-001114-524

SP 11/2015

True Copy Certification

I, Yvette Meldrum, 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 July 28, 2023

Signature 7/28/23 Date

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28 day of July, 2023

Notary's Signature

10-20-24
My Commission Expires: