Karen Johnson Davidson County
Batch# 1056205 DEEDWARR
10/02/2023 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20231002-0077257

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #23-TC-0228-WG

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Damien Edward Bone	**United Wholesale Mortgage, LLC.**	
(NAME)	(NAME)	**149 04 0 242.00**
228 Sailboat Drive	**PO Box 202028**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Florence, SC 28502-2028**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ZACHARY RAY KNOWLES AND JAYCEE DREW MARTENS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAMIEN EDWARD BONE, UNMARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 615 on the Plan of Section 13, Edge-O-Lake Estates, as of record in Plat Book 4175, Page 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 615 fronts 79.97 feet on the Southeasterly margin of Sailboat Drive and extends back 158.39 feet on the Northeasterly line and 182.56 feet on the Southeasterly line to a line in the rear measuring 93.66 feet thereon.

Being the same property conveyed to Zachary Ray Knowles and Wife, Jaycee Drew Martens, by Warranty Deed from Tod McDowell, Married, of record in Instrument No. 20221130-0125503, in the Register's Office of Davidson County, Tennessee, dated November 29, 2022 and recorded on November 30, 2022.

This conveyance is subject to:
* 2023 Taxes, a lien, now due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 13, Edge-O-Lake Estates, as recorded in Plat Book 4175, Page(s) 33.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 4268, Page 302.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **228 Sailboat Drive, Nashville, TN 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Witness my/our hand(s) this the 29 day of September, 2023.

Zachary Ray Knowles

Jaycee Drew Martens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of September, 2023, before me personally appeared Zachary Ray 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 29 day of September, 2023.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of September, 2023, before me personally appeared Jaycee Drew Martens, 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 29 day of September, 2023.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, Tonya Cherry, 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 this the 29 day of ~~October~~ September, 2023.

Affiant Signature
Date 9-29-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2nd day of October, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027