WARRANTY DEED

Karen Johnson Davidson County
Batch# 1064076 DEEDWARR
10/23/2023 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20231023-0083015

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater for this transfer, is $550,000.00.

AFFIANT

Subscribed and sworn to me on October 19, 2023.

NOTARY PUBLIC

My commission expires: 9/15/27

TINA SHINN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Closed LLC, LLC
1212 East Broward Boulevard, Suite 202
Fort Lauderdale, FL 33301
File Number: 2023-750

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: **If left blank please use the address of the new owner.**	MAP & PARCEL:
Edward Enberg and Sara Enberg	New	104 13 0 203.00
3619 Valley Vista Road	Owner	
Nashville, TN 37205		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Barbara C. Knopf, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edward Enberg and Sara Enberg, husband and wife, as tenants in common

HEREINAFTER CALLED THE GRANTEE(S), THEIR 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. 16 of Block B on the plan of Bellwood, of record in Plat Book 547, Page 149 and 150, Register's Office for said County.

Said Lot No. 16 of Block B fronts 60 feet on the southwesterly margin of Valley Vista Road and extends back 137.92 feet on the northwesterly line and 132.90 feet on the southeasterly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Stephen John Knopf and spouse, Barbara C. Knopf, by deed from Elizabeth Ray Ferguson, a single person, dated December 30th, 1994, recorded December 30th, 1994 in Book 9560, Page 29, in the Register's Office for Davidson County, Tennessee.

Property Address: 3619 Valley Vista Road Nashville, TN 37205

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS;

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS, AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property also known as 3619 Valley Vista Road, Nashville, TN 37205.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

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 hand on 19th day of October, 2023.

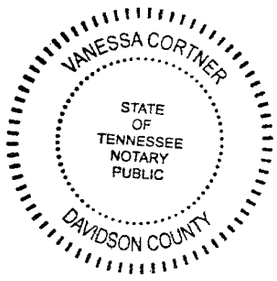
Barbara C. Knopf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of October, 2023, before me personally appeared Barbara C. Knopf, 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 (or person's) free act and deed.

Witness my hand and seal, at office, this 19th day of October, 2023.

Notary Public
My commission expires: 05-07-2024



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 10/19/23.

Affiant Signature – Joshua A. Terry

10/23/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/23/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-24