Karen Johnson Davidson County
Batch# 1065830 DEEDWARR
10/27/2023 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $875.05
20231027-0084285

Prepared By & Return To:
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1233

STATE OF TENNESSEE (ag)
COUNTY OF ~~Williamson~~ Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,500.00

Affiant

KAREN JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES 12/26/2025

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of October, 2023

Notary Public

Commission Expires: 12/26/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stacy Marie Kampfer 2101 Jones Circle Nashville, TN 37207	New Owner	071-08-0-123.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

James Thompson, Jr., Personal Representative of The Estate of Mary Ann McKnight

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stacy Marie Kampfer, a single woman

HEREINAFTER CALLED THE GRANTEES, 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. 162, on the Map of Section 1, Joywood Heights, described according to a survey made by Z. J. Wilkinson, Surveyor, June 12, 1946, as follows:

Beginning on the easterly margin of Jones Circle at the corner of Lots Nos. 161 and 162; thence with the line between said two lots, eastwardly 193 feet to the westerly line of Lot No. 147; thence with the westerly lien of Lots Nos. 147 and 146, northwardly 60 feet to the corner of Lots Nos. 162 and 163; thence with the line between said two lots, westwarldy 193 feet to the easterly margin of Jones Circle; thence with said Circle southwardly 60 feet to the point of beginning.

(NOTE: Plat for said Joywood Heights appears to be of record in Book 1130, Page 91, Register's Office for Davidson County, Tennessee.).

Being the same property conveyed to Robert W. McKnight and wife, Mary Ann McKnight by Warranty Deed from E. R. Wood and wife, Sarah L. Wood, dated April 6, 1987 and recorded April 9, 1987 in Book 7197, Page 489, Register's Office of Davidson County, Tennessee. Robert W. McKnight having become deceased on or about October 14, 2016; leaving Mary Ann McKnight as surviving tenant by the entirety. Mary Ann McKnight having become deceased on or about January 15, 2023. Reference is made to the Order to Approve Purchase and Sale Agreement authorizing James Thompson, Jr., Personal Representative of the Estate of Mary Ann McKnight to execute any deed to effectuate the closing of the sale and transfer of title in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 23P1048.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2101 Jones Circle, Nashville, TN 37207

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 so 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. 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.

Dated this the 26th day of October, 2023.

The Estate of Mary Ann McKnight

By: _____
James Thompson, Jr., Personal Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of October, 2023, before me personally appeared James Thompson, Jr., Personal Representative of The Estate of Mary Ann McKnight, 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 26th day of October, 2023.

_____
Notary Signature
My commission expires: 02/26/2025

AMANDA N. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES 2/26/2025

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 10/26/2023.

Affiant Signature – Joshua A. Terry

10/27/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/27/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27