THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230945857** Karen Johnson Davidson County Batch# 1067624 **DEEDWARR** 11/02/2023 11:25:39 AM 2 pgs Fees: $13.00 Taxes: $2,479.00 20231102-0085844	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $670,000.00. Katie Bradley Affiant Subscribed and sworn to before me, this 23rd day of October, 2023. Notary Public My Commission Expires: ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Austin Wiley Wood and Mason MacRae Knight, and Lee Knight and Alicia Knight 1312 Pillow Street, Unit A Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 07 0E 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Morgan Hannah, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Austin Wiley Wood, unmarried and Mason MacRae Knight, unmarried, and Lee Knight and Alicia Knight, husband and wife, as Tenants in Common,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Declaration of Covenants, Conditions and Restrictions for 1312 Pillow Street Townhomes, as shown as Exhibit "C" of record in Instrument Number 20130917-0098014, 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 Morgan Hannah, an Unmarried Woman, by Warranty Deed from Charles D. Miller, Married, of record in Instrument No. 20190819-0082524, in the Register's Office of Davidson County, Tennessee, dated August 16, 2019 and recorded on August 19, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J. M. Hamilton's Lands, as recorded in Minute Book N, Page 241.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130917-0098014.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4030, Page 882.

This is improved property located at 1312 Pillow Street, Unit A Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record.

Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of October, 2023.

Morgan Hannah

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Morgan Hannah, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of October, 2023.

Notary Public
My Commission Expires: _____

