Karen Johnson Davidson County
Batch# 1071277 DEEDWARR
11/14/2023 10:47:30 AM 5 pgs
Fees: $28.00 Taxes: $703.00
20231114-0088649

This Instrument prepared by

K David Bradley, Jr , Esq , Tennessee Bar No 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener

Return to Westcor Land Title Insurance Company
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number IUN-TN-PC-1488180

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No
Bert Knight	Bert Knight	75-11-0-175
102 Guill Court	102 Guill Court	
Nashville, TN 37214	Nashville, TN 37214	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT

FOR VALUABLE CONSIDERATION OF One Hundred Ninety Thousand and 00/100 Dollars ($190,000 00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, EQUITY TRUST COMPANY CUSTODIAN FBO BRIAN MULLINS IRA, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto BERT KNIGHT, a married man, in fee simple, hereinafter referred to as "Grantee", whose mailing address is 102 Guill Court, Nashville, TN, 37214, his heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit

Located in Davidson County, Tennessee and being Lot No 97-, Plan of Zone Lot Division of Lots 80-101 and 103-107, Rachels Square, Section 2, as shown on plat of record in Plat Book 6250 at Page 542, Register' s Office for Davidson County, Tennessee

Tax ID No 75-11-0-175

BEING the same which Mark T Barnett and wife, Tracy Treece Barnett by Deed dated March 7, 2023 and recorded March 9, 2023 in the Office of the County Clerk and Recorder for the County of Davidson, State of Tennessee in 20230309-0016968 conveyed unto Equity Trust Company Custodian FBO Brian Mullins IRA

Statement required by T C A 66-24-121 The foregoing legal description is the same as contained in the previous deed of record

The above-described property is improved property having a street address of 1026 Rachels Square Dr, Hermitage, TN 37076

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his/hers/their successors and assigns in fee simple forever

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same, that the title thereto is free, clear and unencumbered except as aforesaid, and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9 day of November, 2023

EQUITY TRUST COMPANY CUSTODIAN
FBO BRIAN MULLINS IRA

By _____
Name Taylor Schnear
Title Corporate Alternate Signer

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF Cuyahoga

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that Taylor Schnear as Corporate Alternate Signer for EQUITY TRUST COMPANY CUSTODIAN FBO BRIAN MULLINS IRA, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 9 day of November, 2023

_____
Notary Public
My Commission expires

PAULA MARIE NEUHOFF
Notary Public
State of Ohio
My Comm Expires
January 7, 2026

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $190,000 00

BERT KNIGHT

Subscribed and sworn to before me this 9th day of November, 2023

Notary Public
My Commission expires 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL

Tennessee Certification of Electronic Document

I, A. Delgado, 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 11/9/23 (date of document).

Affiant Signature

11/14/23
Date

State of PENNSYLVANIA

County of MONTGOMERY

Sworn to and subscribed before me this 14th day of NOV., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 09/19/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
David Dorazio, Notary Public
Montgomery County
My commission expires September 19, 2026
Commission number 1425614
Member, Pennsylvania Association of Notaries