Box 14

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 7-7-2027
(AFFIX SEAL)

KIMBERLY BEARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2027

G-FC-23-4126

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Worsham	New Owner	
(NAME)	(NAME)	**11200016700**
4126 Gourley Road		
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143		
(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, **REGINA ANN KNIGHT, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW WORSHAM, A SINGLE PERSON,** 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. 1 on the Plan of Minor Subdivision for Lot 1 of Dorothy Jennette Irrevocable Trust Property of record in Plat at Instrument No. 20230313-0018173, in 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 Manuel F. Jennette and wife, Dorothy Jennette by Warranty Deed dated March 10, 1970, from C. H. Jennette, of record in Book 4418, Page 43, Register's Office for &*v28& County, Tennessee.

Being part of the same property to Manuel F. Jennette and wife, Dorothy Jennette, under the terms of a Quitclaim Deed, dated August 24, 2000, to The Jennette Family Cemetery, as set out of record in Instrument No. 20000828-0084409, said Register's Office.

The said Manuel F. Jennette having since died on February 11, 2016, the property is vested in Dorothy Jennette, as the surviving tenant by the entirety.

The said Dorothy Jennette having quitclaimed the said property to Dorothy Jennette, Trustee of The Dorothy Jennette Irrevocable Trust dated January 10, 2018, by Quitclaim Deed dated January 10, 2018, of record in Instrument No. 20180123-0006610, said Register's Office.

Regina Ann Knight and Rhonda Kay Segrest, Co-Successor Trustees of The Dorothy Jeanette Irrevocable Trust dated January 10, 2018, having quitclaimed to Regina Ann Knight and Rhonda Kay Segrest, as tenants in common, by Quitclaim Deed, dated July 26, 2021, of record in Instrument No. 20210820-0112658, said Register's Office.

The said Rhonda Kay Segrest having quitclaimed to Regina Ann Knight by Quitclaim Deed dated March 29, 2023, of record in Instrument No. 20230418-0028282, said Register's Office.

The said Rhonda Kay Segrest and Regina Ann Knight quitclaimed part of the same property to Jackson M. Welch, Jr., Trustee, for the express purpose of making a re-conveyance to correct and adjust the legal description of the adjoining tracts of property. The said Jackson M. Welch, Jr., Trustee, for the express purpose of carrying out the intent of this instrument, quitclaimed to Regina Ann Knight, by Quitclaim Deed, dated June 7, 2023, of record in Instrument No. 20230612-0044146, said Register's Office.

The above referenced property was investment property and has never been the principal marital residence for the Grantor.

Karen Johnson Davidson County
Batch # 1079563 DEEDWARR
12/07/2023 01:14:07 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20231207-0094644

This conveyance is subject to:
• Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record as Instrument Number 20230313-0018173, Register's Office of Davidson County, Tennessee.
• Any dedication of the Land, or part thereof, for cemetery or burial purposes and public or private rights created thereby. All conveyances, whether recorded or unrecorded, of grave lots, tracts or spaces, or easements therein, and all terms and provisions, including but not limited to those pertaining to maintenance, perpetual care or other trust obligations, contained in such conveyances or other cemetery related instruments. All outstanding burial rights, whether evidenced of record or not. All dedications of streets, roads and ways with said Land. Rights of ingress and egress to and from grave lots, tracts or spaces with said land, however created.

See Deed of record in Instrument No. 20000828-0084409, in the Register's Office for Davidson County, Tennessee, for description of private cemetery known as the Jennette Family Cemetery and easements and shown as Tax Map and parcel 112 00 0 160.00
• Easements for Ingress and Egress to the Jennette Family Cemetery established in Deed of record in Instrument Number 20000828-0084409, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4126 Gourley Road, Pegram, Tennessee 37143**.

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 4th DAY OF DECEMBER, 2023.

Regina Ann Knight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REGINA ANN KNIGHT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2023.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212