Karen Johnson Davidson County
Batch# 1094027 DEEDWARR
01/25/2024 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20240125-0005121

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Eileen Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JANUARY, 2024.

Mary Jane Baxter
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Hennessee Law, P.O. Box 330793, Murfreesboro, TN 37133-0793

File No.: 24-106M

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Idel Investment, LLC	Idel Investment, LLC	147-05-0-034.00
(NAME)	(NAME)	
1203 Limerick Lane	Same	
(ADDRESS)	(ADDRESS)	
Franklin TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JUDY LYNN KING, EXECUTRIX OF THE ESTATE OF LINDA SUE KNOTTS,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IDEL INVESTMENT, LLC,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 529, on the Plan of Caldwell Hall, Section IX, of record in Book 3300, page 25, Register's Office for said County.

Said Lot No. 529 fronts 80 feet on the Southwesterly side of Wauford Drive and runs back 198.3 feet on the Northwesterly line and 196.75 feet on the Southeasterly line to a dead line in the rear on which it measures 80.02 feet.

Being the same property conveyed to Morris Cullum Knotts and wife, Leona T. Knotts by Warranty Deed from Andrew Ewing, Trustee of record in Book 3437, page 274, Register's Office for Davidson County, Tennessee, recorded on October 11, 1962 .The said Morris Cullum Knotts is deceased, having died on or

about November 19, 1987, leaving Leona T. Knotts as surviving tenant by the entirety. The said Leona T. Knotts is deceased, having died on August 8, 2016 leaving Judy Lynn King and Linda Sue Knotts her sole heirs at law.

Being the same property conveyed to Linda Sue Knotts by Quitclaim Deed from Judy Lynn King of record in Instrument No. 20170308-0022816 Register's Office for Davidson County, Tennessee, dated January 10, 2017 and recorded on March 08, 2017 .

The said Linda Sue Knotts is deceased, having died testate on or about August 18, 2023. See probate files as Docket No. 23P1739, Probate Court for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 401 Wauford Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 24 day of January 2024

The Estate of Linda Sue Knotts

BY: _____
Judy Lynn King
Executrix

STATE OF Arizona

COUNTY OF Maricopa

Before me, of the state and county mentioned, personally appeared Judy Lynn King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such the Executrix of the Estate of Linda Sue Knotts, the within named bargainor,

Witness my hand and official seal on day and date first above written

_____
Notary Public
My Commission Expires: 1-24-2027

DANIELLE R. CORDERO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 643035
Expires January 24, 2027

Tennessee Certification of Electronic Document

I, Amy B Gentry, do hereby make oath that I am 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 1/24/24 (date of document).

Affiant Signature

1/25/24

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25th day of January, 2024.

Mary Jane Baxter

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL