2023-1225

Karen Johnson Davidson County
Batch# 1094104 DEEDWARR
01/25/2024 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240125-0005159

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-2643-LV

STATE OF TENNESSEE
COUNTY OF Williamson

MICHELLE LEE PEPPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of January, 2024.

Notary Public
My Commission Expires: 5/15/27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Aaron Thompson and Alexandria Morgan 1528 Market Square Hermitage, TN 37076	New Owner	086-07-0-143.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Bayley Q. Knapp and Bryce A. Knapp, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Aaron Thompson, unmarried man and Alexandria Morgan, unmarried woman, as tenants in common with right of survivorship**, hereinafter called the Grantee(s), 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. 271 on the Plan of Final P.U.D Plan, Planned Unit Development, Phase V-A, Jackson's Retreat of record in Plat Book 6250, Page 309, 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 Bayley Q. Knapp and Bryce A. Knapp, wife and husband by Warranty Deed from Joseph C. Walker and wife and Jami C. Walker of record in Instrument No. 20181002-0097837 Register's Office for Davidson County, Tennessee, dated September 04, 2018 and recorded on October 02, 2018.

This is improved property located at: **1528 Market Square, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number 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 12th day of January, 2024.

GRANTOR:

Bayley Q. Knapp

Bryce A. Knapp

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bayley Q. Knapp and Bryce A. Knapp, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of January, 2024.

Notary Public
My Commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 1/12/24 (date of document).

Affiant Signature

1/25/24
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON