RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300 BOX 10-A
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240247044

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,080,000.00

Affiant

Subscribed and sworn to before me this 3rd day of April, 2024.

KEVIN D. MONTGOMERY STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires 10/4/27

Karen Johnson Davidson County
Batch # 1118997 DEEDWARR
04/04/2024 11:04:42 AM 2 pgs
Fees: $13.00 Taxes: $11,396.00

20240404-0023886

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Saharek and Sandra Saharek 4706 Sewanee Road Nashville TN 37220	New Owner	Tax Parcel ID No. 131-16-0-040.00

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, **Robert W. Knestrick and Adrienne P. Knestrick, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John Saharek and Sandra Saharek, husband and wife**, ("Grantees"), their 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 Lot(s) 2 , as shown on the map entitled Map of First Addition to Gateway Acres, a part of the Overton Lea Estates, of record in Plat Book 1424, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBERT W. KNESTRICK and ADRIENNE P. KNESTRICK, HUSBAND AND WIFE, by deed from LINDA D. TURNER, of record in Book 10877, page 28 , dated March 26, 1998 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 131-16-0-040.00.

Matters shown on the Plan of record in Plat Book 1424, page 9, said Register's Office.

This is improved property located at 4706 Sewanee Road Nashville TN 37220

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 3rd day of April, 2024.

Robert W. Knestrick

Adrienne P. Knestrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert W. Knestrick and Adrienne P. Knestrick, 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~~ 3rd day of April, 2024.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026