WARRANTY DEED

Karen Johnson Davidson County
Batch# 1137327 DEEDWARR
05/20/2024 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,404.15
20240520-0037442

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $379,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 5/16/24

Jennifer Russell
NOTARY PUBLIC

MY COMMISSION EXPIRES 8/31/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
6312 Highway 41 A
Pleasant View, TN 37146
File # 2024-10159-LLC

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
8304 Greenbrier Road Trust	New Owner	005 00 0 024.00
8304 Greenbrier Road	PO Box 1695	
Nashville, TN 37080	Madison, TN 37116	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Terry Knight, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of 8304 Greenbrier Road Trust dated May 13, 2024

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:

Beginning at a point in the Easterly Margin of Greenbrier Road, said beginning point being measured along the Easterly Margin of Greenbrier Road 2509.82 feet Northerly of the center of the South Ford of Sycamore Creek where it intersects the Easterly Margin of Greenbrier Road; thence with the Easterly Margin of Greenbrier Road North 21 degrees 45 minutes East, 178.90 feet; then leaving Greenbrier Road and going South 81 degrees 07 minutes East, 1344.9 feet to a point; thence South 4 degrees 10 minutes West, 175 feet to a point; thence North 81 degrees 07 minutes East (erroneously referred to as West in prior deed), 1399.1 feet to the Point of Beginning.

Being the same property conveyed to Mary Lou Knight, unmarried, by deed dated 08/31/1994 and recorded 09/02/1994, from Maxie G. Waggoner and Jeanie D. Waggoner, husband and wife, of record in Book 9455, Page 903, Register's Office for Davidson County, Tennessee. The said Mary Lou Knight having died intestate on 5/13/22, her heir at law being Terry Knight, see Affidavit of Heirship filed of record in Instrument No. 202405200037440 and Instrument No. 202405200037441, said Register's Office. TennCare Release obtained on 4/30/24.

This is property known as 8304 Greenbrier Road Nashville, TN 37080

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

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) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on 4/13/24.

Terry Knight

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Terry Knight, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 4/13/24.

NOTARY PUBLIC
My Commission Expires: 7/23/26

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/13/24 (date of document).

Jennifer Russell
Affiant Signature

5/16/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of May 2024.

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL