Prepared by
Blake Garner, Attorney
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

38386

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2024.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

Karen Johnson Davidson County
Batch# 1206452 DEEDWARR
11/19/2024 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20241119-0089460

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	Map and Parcel
William Michael Elliott and Laney Fay Elliott 2084B Whitney Ave Nashville, TN 37210	Kind Lending, LLC 4 Hutton Centre Drive, Suite 1000 Casselberry, FL 32707	Tax Map(s): 106-13-OH Parcel(s): 002.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
ROBERT KNIGHT, AN UNMARRIED MAN,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
WILLIAM MICHAEL ELLIOTT AND LANEY FAY ELLIOTT, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER 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 Unit B of 2084 Whitney Avenue Townhomes, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 2084 Whitney Avenue Townhomes, of record in Instrument No. 20170811-0082313, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 2084 Whitney Avenue Townhomes, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20170811-0082313, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

BEING the same property conveyed to Bruce A. Knight, a single man, by Warranty Deed from MC2 Group, Inc., a Tennessee Corporation, dated 7/19/2018 and recorded 7/23/2018 in Instrument No. 20180723-0071357, in the Register's Office of Davidson County, Tennessee. The said Bruce A. Knight having since died intestate on April 22, 2024 with his Estate being probated under Case No. 24P-1129 in the Probate Court for Davidson County, Tennessee, leaving subject property vested in *Robert Knight, his heir at law. Cheri Knight was appointed Personal Representative of the Estate of Bruce A. Knight* by Order filed 6/8/2024 in the Probate Court for Davidson County, Tennessee. See also, Affidavits of Heirship recorded in Instrument No. 20240722-0054435 and Instrument No. 20240722-0054436, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2084B Whitney Ave, Nashville, TN 37210

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), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the 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.

Dated this the 14 day of November, 2024.

Robert Knight by Cheri Knight as his attorney in fact

Robert Knight by Cheri Knight as his attorney in fact

STATE OF IOWA

COUNTY OF LINN

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Cheri Knight, 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 in behalf of Robert Knight the within bargainors, and acknowledged that he/she executed the same as the free act and deed of the said Riobert Knight and for the purpose therein contained by virtue of the Limited Power of Attorney executed by the same Robert Knight, and of record in Instrument Number 20241190089459 in the Register's Office for Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL this the 14th day of November, 2024

Nancy Jordan

NOTARY PUBLIC

My Commission Expires: 5-12-2027

NOTARIAL SEAL IOWA

NANCY JORDAN
Commission Number 722406
My Commission Expires
May 12, 2027

Tennessee Certification of Electronic Document

I, George Mudter, 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 11/14/24 (date of document).

Affiant Signature

11/15/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

