Karen Johnson Davidson County
Batch# 1212687 DEEDWARR
12/05/2024 07:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,391.20
20241205-0094330

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

DEVIN P. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$376,000.00**

Subscribed and sworn to before me this 4th day of December, 2024.

Notary Public **Affiant**
My Commission Expires: 1/31/28

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Sun Valley Properties, LLC **2503 Cooper Lane** **Nashville, TN 37216**	Sun Valley Properties, LLC 6770 BLY TRICE RD. COLLEGE GROVE, TN 37046	**073-09-0-025.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Karen Cerise Knight and Rita Faye Donaldson**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Sun Valley Properties, LLC, a Tennessee Limited Liability Company**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 30 , as shown on the map entitled Gibson Heights, of record in Plat Book 1835, Page 133, 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 MAXIE D. GREGORY, UNMARRIED, by deed from GERALD A. MILLER AND WIFE, L. EVON MILLER, of record in Book 4508, Page 484, dated May 28, 1971, said Register's Office.

Further being the same property conveyed to MAXIE D. GREGORY AND WIFE, CAROLYN CHERISE GREGORY, by quitclaim deed from JOHN H. LOWE, TRUSTEE, of record in Book 10921, Page 541, dated May 6, 1998, said Register's Office. MAXIE D. GREGORY having since died on or about January 6, 2023 leaving CAROLYN CHERISE GREGORY as surviving tenant by the entirety. CAROLYN CHERISE GREGORY having since died on or about June 7, 2024 leaving RITA FAYE DONALDSON AND KAREN CERISE KNIGHT as her only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20240718-0054331, said Register's Office.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is improved property known as: 2503 Cooper Lane, Nashville, TN 37216

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 4th day of December, 2024.

Karen Cerise Knight

Karen Cerise Knight

Rita Faye Donaldson

Rita Faye Donaldson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **Karen Cerise Knight and Rita Faye Donaldson,** the within named Bargainors, 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 and official seal at Goodlettsville, Tennessee this the 4th day of December, 2024.

My Commission Expires: 1/31/26

DEVIN F. PARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES 1-31-2026

NOTARY PUBLIC

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 12/4/24 [DATE].

AFFIANT SIGNATURE

12/4/24

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 4th day of December, 2024.

Notary Signature
My Commission Expires: _____
[SEAL]

