2025-1418-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1232957 DEEDWARR
02/03/2025 12:00:30 PM 2 pgs
Fees: $13.00 Taxes: $958.30
20250203-0007961

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$259,000.00.**

Affiant

Subscribed and sworn to before me this 30 day of January, 2025

Notary Public
My Commission expires: 8/3/26
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B1A, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Knormosa LLC, An Individual Protected Series of Knorlew LLC	Knormosa LLC, An Individual Protected Series of Knorlew LLC	162-13-0-245
505 Lake Valley Court	505 Lake Valley Court	
Franklin, TN 37069	Franklin, TN 37069	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Bobby A. Hunt, an unmarried person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Knormosa LLC, An Individual Protected Series of Knorlew LLC, a Tennessee Limited Liability Company**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22 ON THE PLAN OF DREAMLAND ESTATES SECTION 4 OF RECORD IN BOOK 6900, PAGE 188, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 22 FRONTS 99.4 FEET ON THE EASTERLY MARGIN OF CEDAR HILL COURT AND EXTENDS BACK 148.3 FEET ON THE NORTHERLY LINE AND 139.6 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 62.10 FEET THEREON.

BEING THE SAME PROPERTY TO BOBBY A. HUNT, AN UNMARRIED PERSON, BY SPECIAL WARRANTY DEED DATED JANUARY 18, 2007, FROM DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION 2006-OPT6 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OPT6, OF RECORD IN INSTRUMENT NUMBER 20070131-00128636, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as: **612 Cedarhill Court, Nashville, TN 37013.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, its heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 31st day of January, 2025.

Bobby A. Hunt

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bobby A. Hunt**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 31st day of January, 2025.

Notary Public
My commission expires April 16th, 2027

NOPPAWAN JANTARINTU
Notary Public - California
Los Angeles County
Commission # 2441733
My Comm. Expires Apr 16, 2027

I, Andy Maloney, 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 1/31/2025 (date of document).

Affiant Signature
Date 1/31/2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31 day of January, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

202502030007961