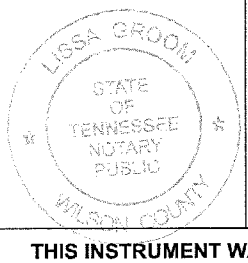
Karen Johnson Davidson County
Batch# 1236866 DEEDWARR
02/13/2025 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $584.60
20250213-0011085

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 5.28.25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donna Blackwell		075-08-0A-008.00
(NAME)	(NAME)	
2334 N Mt Juliet Rd.	SAME	
(ADDRESS)	(ADDRESS)	
Mt Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **we Karen Rachel Knorr and Kevin J. Knorr, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Donna Blackwell and Ron Brown, wife and husband, as tenants by the entirety**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 108 in a Horizontal Property Regime as shown on the Condominium Site Plan of Brooke Castle as recorded in Plat Book 6250, page 156, and as amended subsequently in Book 6250, page 627, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen Hunter, unmarried, also known as Karen Rachel Hunter by Warranty Deed from Kurtis Ray Black and wife, Jennifer Suzanne Black, dated 06/15/1995, of record in Book 9704, Page 246, Register's Office for Davidson County, Tennessee.

The said Karen Rachel Hunter having since married to Kevin J. Knorr is now known as Karen Rachel Knorr.

Karen Rachel Hunter and Karen Rachel Knorr is one in the same person.

The said Kevin J. Knorr joins in this conveyance to waive any and all rights he has in said property.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 108 Brooke Castle Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their assigns forever; and we do covenant with 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 is 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), his/her/their 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.

Effective the 13th day of February, 2025.

Karen Rachel Knorr

Karen Rachel Knorr

Kevin J. Knorr

Kevin J. Knorr

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Rachel Knorr and Kevin J. Knorr, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of February, 2025.

Lissa Groom

Notary Public:
My Commission Expires: 5-28-28

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 February 13, 2025.

Lissa Groom
Affiant
Date: February 13, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 13 day of February, 20 25

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON