Karen Johnson Davidson County
Batch# 1240490 DEEDWARR
02/25/2025 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250225-0013836

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$350,000.00**

Affiant

Subscribed and sworn to before me, this the 24th day of FEBRUARY, 2025.

Notary Public

My commission expires: 3.19.2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY/ RETURN TO:

LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DARRIN RUDOLPH AND JENNIFER RUDOLPH	**NEW OWNERS**	142-05-0B-091.00 CO
8300 Sawyer Brown Road Unit #Q304		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

JANE S. KNIGHT, UNMARRIED

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DARRIN RUDOLPH AND JENNIFER RUDOLPH, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DICKSON** COUNTY, STATE OF TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Unit No. Unit No. Q-304, together with carport designated No. Q-304-C on the Plan of Amended Section 3 River Plantation Condominium Apartments, of record in Plat Book 4675, pages 75 to 77, amended in Plat Book 4675, pages 103 thru 105, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Three), a horizontal property regime established by Master Deed of record in Book 4784, page 464, amended in Book 5785, page 180 and in Book 5840, page 663, said Register's Office.

Being the same property conveyed to JANE S. KNIGHT, by deed from BRYAN L. VADEN AND WIFE, PATSY B. VADEN, of record in Book 11514, page 975, dated May 21, 1999, said Register's Office. Also see quitclaim deed in Instrument No. 20021114-0141155, dated November 8, 2002, said Register's Office.

This is improved property known as 8300 Sawyer Brown Road, Unit #Q304, Nashville, TN 37221.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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, his 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 this 19th **day of FEBRUARY, 2025.**

JANE S. KNIGHT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **JANE S. KNIGHT**, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes herein set forth.

Witness my hand and official seal at Fairview, TN, this 19th day of February, 2025.

Notary Public
My Commission Expires: 3-24-2027

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/24/2027
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 2.19.2025.

Date

Affiant Signature

2.24.2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of February, 2025

Notary's Signature

My Commission Expires: 3.19.2025

Date

Notary's Seal

