PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1240872 DEEDWARR
02/26/2025 02:41:30 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20250226-0014357

Ivey Title, LLC Ref: (DL) Title No.: 63923
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Allison Brooke Knapp 1122-A Chester Avenue Nashville, TN 37206	Kearny Bank 120 Passaic Avenue Fairfield, NJ 07004

TAX MAP PARCEL NUMBERS: 072143S00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$430,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Katherine Lacy, Unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Allison Brooke Knapp, Unmarried,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 1122A, as shown on Exhibit "A" to the Declaration Establishing a Horizontal Property Regime for 1122 Chester Avenue Townhomes, of record in Instrument No. 20170425-0040436, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Katherine Lacy, unmarried woman, by Warranty deed from Urban Dwell Homes, LP, a Tennessee limited partnership, dated April 27, 2018 and recorded on May 1, 2018 of record in Instrument No. 20180501-0041085, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan of record in Exhibit "A" to the Declaration of record in Instrument No. 20170425-0040436, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170425-0040436, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 1122 - A Chester Avenue, Nashville, TN 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of February, 2024.

Katherine Lacy

State of Tennessee

County of Davidson

On this 26th day of February, 2024, before me the undersigned authority, personally appeared Katherine Lacy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____ Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $430,000.00.

Affiant

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

Sworn and subscribed before me this 26th day of February, 2025.

Notary

My Commission Expires: _____

I Lisa Allard, 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 February 26, 2025.

February 26, 2025

Lisa Allard, Affiant

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this February 26, 2025.

MY COMMISSION EXPIRES: 02-13-2028

Jim R. Vanderpool, Notary

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY