WARRANTY DEED

Karen Johnson
Batch # 1243038
03/05/2025 10 14 30 AM
Fees $13 00 Taxes $3,145 00

Davidson County
DEEDWARR
2 pgs

20250305-0016474

DM-C-25-528

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000 00

Amanda Knight
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 11-9-25 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Amanda Knight and Jon Knight	**CrossCountry Mortgage, LLC**	
(NAME)	(NAME)	**064-03-0B-046.00-CO**
528 Robards Circle	**2160 Superior Ave**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Cleveland, OH 44114**	
(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 consideration, the receipt of which is hereby acknowledged, **ALBERT ALLEN SMITH, III AND JENEVIEVE CARDONA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMANDA KNIGHT AND JON KNIGHT, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 273 on the Plan of Phase Four, Section Two, Brandywine Pointe, (a Planned Unit development) of record in Plat Book 7900, Page 587 and 588, as amended in Book 9397, Page 824, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Albert Allen Smith, III and Jenevieve Cardona (a/k/a Jenevieve Smith), husband and wife by Warranty Deed from Jason J Martz and Holly D Martz, husband and wife of record in Instrument No 20180717-0069426 Register's Office for Davidson County, Tennessee, dated July 13, 2018 and recorded on July 17, 2018, and Scrivener's Affidavit recorded in Instrument No 20181108-0110849

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 7900, Pages 587 and 588, as amended in Book 9397, page 824, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8120, Page 170, Book 8120, Page 188, Book 8671, Page 484, Book 9010, Page 627, and Book 9057, Page 831, Register's Office for Davidson County, Tennessee
- Charter of record in Book 9013, Page 39, in the Register's Office for Davidson County, Tennessee
- By-Laws of Brandywine Pointe Community Association, Inc , of record in Book 10721, page 835, Register's Office for Davidson County, Tennessee
- Easement to BellSouth Telecommunications of record in Instrument Number 20010824-0091875, Register's Office for Davidson County, Tennessee
- AGreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11396, Page 768, in the Register's Office for Davidson County, Tennessee
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **528 Robards Circle, Old Hickory, Tennessee 37138**

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), their heirs and 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), their 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/our hand(s) this the 28th DAY OF FEBRUARY, 2025

Albert Allen Smith, III

Jenevieve Cardona

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALBERT ALLEN SMITH, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2025

Notary Public
My Commission Expires _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENEVIEVE CARDONA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 28th of February, 2025

Notary Public
My Commission Expires _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212