WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 424,900.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF April, 2025.

Notary Public
COMMISSION EXPIRES: 2.3.26

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1263541 DEEDWARR
04/23/2025 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.13
20250423-0031341

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John William Knott, III Melinda A. Knott	American Pacific Mortgage Corp.	075-15-0A-105-00
(NAME) 105 Stoners Glen Drive	(NAME) 3000 Lava Ridge Court Ste. 200	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Roseville, CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Lisa Ray-Ensley, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John William Knott, III and Melinda A. Knott, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of land in the Davidson County, Tennessee, described as follows:

BEING Lot/Unit No. 105, on the Plan of Phase One Stoner's Glen, of record in Instrument 200005260052598 and corrected in Instrument 20010117-0005055, Register's Office for Davidson County Tennessee, to which plat reference is hereby made for a more complete description of said lot/unit.

Being the same property conveyed to Lisa Ray-Ensley, her successors and assigns by Quitclaim Deed of record in Instrument No. 20180516-0046955 dated February 08, 2018, recorded May 16, 2018, in the Register's Office Davidson County, Tennessee.

Being the same property conveyed to Lisa Ray-Ensley and husband, Edward L. Ensley, as tenants by the entireties, their heirs and assigns, by Quitclaim Deed from J. Stephen Brown, Trustee, for the express purpose of making a reconveyance to create a tenancy by the entirety, to Lisa Ray-Ensley and husband, Edward L. Ensley, as tenants by the entireties, of record in Instrument No. 20170118-0005318, dated December 15, 2016, recorded January 18, 2017, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lisa Ray-Ensley, her heirs and assigns, by Quitclaim Deed from Lisa Ray Ensley, Executor of the Estate of Ted Ray, deceased, of record in Instrument No. 20170118-0005317, dated December 15, 2016, recorded January 18, 2017, in the Register's Office Davidson County, Tennessee.
The Estate of Ted Donald Ray, the decedent's Will and Codicil No. 1 having been duly admitted to probate in Davidson County, Tennessee, appears as Docket number 16P455, Davidson County Probate Court Clerk's Office.

Being the same property conveyed to Ted Ray and wife, Gloria Ray by Warranty Deed from Frank Batson Homes, Inc., of record in instrument No. 20041001-0118571, dated September 28, 2004, recorded October 01, 2004, in the Register's Office Davidson County, Tennessee.

Gloria Ray predeceased her husband, leaving Ted Ray the surviving tenant by the entirety. Lisa Ray Ensley and Lisa Ray-Ensley are one and the same person.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 105 Stoners Glen Drive (House Number) (Street) (P.O. Address) Hermitage, TN (City or Town) 37076 (Postal Zip)

File No.: 8186-25
Warranty Deed Individual LES rev. 09-2018

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs. successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 23 day of April, 2025.

Lisa Ray-Ensley

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Lisa Ray-Ensley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 23 day of April, 2025.

S. Nixon Pressley

Commission Expires: 11/26/2028

S. NIXON PRESSLEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 26, 2028
COUNTY OF WILSON

Certification of Recorded Documents

I, Karen Suggs, 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 April 23, 2025.

(AFFIANT) – Karen Suggs

04/23/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 23rd day of April, 2025.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY