THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250450514** Karen Johnson Davidson County Batch# 1267684 DEEDWARR 05/02/2025 12:13:30 PM 3 pgs Fees: $18.00 Taxes: $1,572.50 20250502-0034161	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2025. Notary Public My Commission Expires: 10/23/25 LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Kristi Knoppe 5903 Kinsdale Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-08-0-002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michelle McMillen, unmarried and Russell McMillen, unmarried,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kristi Knoppe, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 112, as shown on the map entitled Forest Acres Estates Section One, of record in Plat Book 3700, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MICHELLE MCMILLEN AND RUSSELL MCMILLEN, WIFE AND HUSBAND, by deed from JUSTIN M. PRINE AND HEIDI N. PRINE, HUSBAND AND WIFE, of record in Instrument No. 20171208-0125405, dated November 17, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 172-08-0-002.00.

Matters shown on the Plan of record in Plat Book 3700, page 2, said Register's Office.
Restrictive Covenants contained in instrument of record in Book 3874, page 704, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7589, page 136, said Register's Office.

This is improved property located at 5903 Kinsdale Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2025.

Michelle McMillen

Russell McMillen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michelle McMillen and Russell McMillen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2025.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____

Certificate of Authenticity

I, Linzie Hahn, 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 4/30/25.

Date

Affiant Signature

4/30/25

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 30th day of April, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028