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# 1269055 DEEDWARR
05/06/2025 07:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20250506-0035012

Ivey Title, LLC Ref: (DL) Title No.: 64060
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Knobwell LLC, a Tennessee limited liability company 1014 44th Avenue, North Nashville, TN 37209	New Owner 213 Vaughns Gap Rd. Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 09108004300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$365,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Valerie Duncan, Executrix of The Estate of Richard J. Sturtridge**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Knobwell LLC, a Tennessee limited liability company**, 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 Lot No. 7 on the Map of L. H. Davis Subdivision of Lot 41 Clifton Plan of record in Book 57, page 100, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Sturtridge, unmarried, by Warranty Deed from James A. Ridley and wife, Jessie Mai Ridley, dated May 17, 2011 and recorded on May 18, 2011, of record in Inst. No. 20110518-0038130, Register's Office for Davidson County, Tennessee. The said Richard Sturtridge has since died. The Last Will and Testament of Richard John Sturtridge of record in Case No. 25P204 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Valerie Duncan, as Executor under said will with power to convey such property.

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

This conveyance is subject to: Taxes for 2025, and subsequent years; All Matters shown on the Plan of record in Book 57, page 100, said Register's Office.

This is improved property, known as 1014 44th Avenue North, Nashville, TN 37209

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 5th day of May, 2025.

The Estate of Richard J. Sturtridge

By: Valerie Duncan, Executrix
Valerie Duncan, Executrix

State of Tennessee

County of Davidson

On this 5th day of May 2024, before me the undersigned authority, personally appeared The Estate of Richard J. Sturtridge, 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.

Notary

My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

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: $365,000.00.

Affiant

Sworn and subscribed before me this 5th day of May, 2025.

Notary

My Commission Expires: 9.5.2028

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 May 5, 2025.

Affiant Signature

5/5/25

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of May, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2025