WHEN RECORDED RETURN TO:
[illegible]
1704 Charlotte Avenue Suite 108
Nashville, TN 37203
File No. 14-5977-mc

Karen Johnson Davidson County
Batch# 1279971 DEEDWARR
05/30/2025 02:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20250530-0042737

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me this 27th day of May, 2025.

Notary Public
My commission expires: 3-21-2028

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Carol Smith and James V. Smith	new owner	122-01-0A-457-00
123 Antler Ridge Circle		
Nashville TN 37214		

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Nancy Kristine Knop and Bradford E. Knop, wife and husband** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Carol Smith and James V. Smith, wife and husband** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 46 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (Being the Townhome area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a declaration of covenants, condition and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with private elements of record as Instrument No. 20001011-0101044, Register' s Office for Davidson County, Tennessee (The " Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No, 20020725-0089575, said Register' s Office (The "First Supplement and the Original Declaration being collectively referred to as the " Declaration") further amended by Second Supplementary Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes of record as Instrument Number

20020904-0107261, Master Declaration recorded in Instrument No. 20000607005698l, said Register' s Office.

Being the same property conveyed to Nancy Kristine Knop and Bradferd E. Knop, wife and husband by deed from Ginger M. Barrett, an unmarried woman of record in Instrument No. 20170531-0053717, Register's Office for Davidson County, Tennessee, and dated May 26, 2017.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Woodland Point of record in Instrument No. 20001011-0101044 Register's Office for Davidson County, Tennessee.

3. Subject to Easement/Agreement of record in Book 8332 Page 982, Instrument No. 20000612-0058346, and Instrument No. 20000419-0039023, Register's Office for Davidson County, Tennessee.

4. Subject to Deed conveying common area to Woodland Point Homeowners Association of record in Instrument No. 20001205-0119722 Register's Office for Davidson County, Tennessee.

5. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20000607-0056981, Instrument No. 20000711-0068562, Supplemented in Instrument No. 20010510-0048792, Instrument No. 20020725-0089575, and Instrument No. 20020904-0107261 in the official records of the Davidson County Register of Deeds.

6. Charter of Woodland Master Association of record in Instrument No. 20020222-0022863 Register's Office for Davidson County, Tennessee.

7. Charter of Woodland Point Townhouse Corporation of record in Instrument No. 20001013-0102000 Register's Office for Davidson County, Tennessee.

8. Charter of Woodland Point Single Family Homeowners Association of record in Instrument No. 20020222-0022862 Register's Office for Davidson County, Tennessee.

This property is improved property known as 123 Antler Ridge Circle, Nashville, TN 37214

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 27th day of May, 2025.

Nancy Kristine Knop

Nancy Kristine Knop

Bradford E. Knop

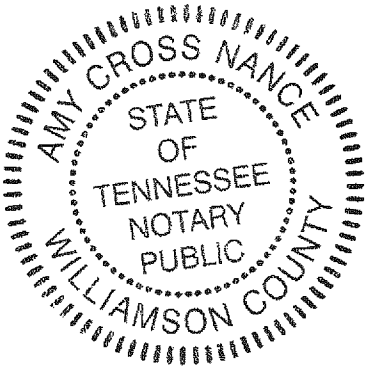
Bradford E. Knop

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of May, 2025, before me personally appeared Nancy Kristine Knop and Bradford E Knop, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of May, 2025.

Notary Signature
My commission expires: 2/1/27



Tennessee Certification of Electronic Document

I, Emma Howard, 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 5/27/2025 (date of document).

Emma Howard
Affiant Signature

5/27/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 27 day of May, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL