Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd , #165
Nashville, TN 37215

39-B
File #25-1157

Karen Johnson
Batch # 1288431
06/23/2025 10 47 06 AM
Fees $13 00 Taxes $1,143 30

Davidson County
DEEDWARR
2 pgs

20250623-0048930

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lauren Knowles fka Lauren E. Mershad, a married woman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bette Allen, single woman,** 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:**

Being Unit 2 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same as of record in Instrument No. 20011005-0108857, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lauren E. Mershad, unmarried woman by Warranty Deed from Joyce Thomas, a single woman of record in Instrument No. 20211102-0146577 Register's Office for Davidson County, Tennessee, dated November 1, 2021 and recorded on November 2, 2021. Lauren Knowles fka Lauren E. Mershad is now married to Brandon Knowles and he joins in this conveyance to convey any and all marital interest in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3911 Dodson Chapel Road #2, Hermitage, TN 37076.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Bette Allen	**American Financial Resources, LLC**	**086-14-0C-002.00**
3911 Dodson Chapel Road #2	**8 Campus Drive, Suite 401**	
Hermitage, TN 37076	**Parsippany, NJ 07054**	

WITNESS THE EXECUTION HEREOF this 18th day of June, 2025.

Lauren Knowles **Brandon Knowles**

State of Tennessee)
County of Davidson)

On this 18th day of June, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lauren Knowles and Brandon Knowles, the bargainor(s), 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 Public

My Commission Expires: 3/3/26

ANGELA Y. BOSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Wilson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 309,000.00.**

Affiant

Sworn and subscribed before me on this the 20th day of June, 2025.

Notary Public

My Commission Expires:

JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 19, 2029