Karen Johnson Davidson County
Batch# 1290810 DEEDWARR
06/27/2025 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,137.75
20250627-0050835

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,500.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 2025

April Sumrould
Notary Public

MY COMMISSION EXPIRES: 12-19-2028
(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

G-ORE-25-0608

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lauren Hanson	American Pacific Mortgage Corporation	
(NAME)	(NAME)	044-11-0-110.00
608 Lawrence Street	3000 Lava Ridge Court, Suite 200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Roseville, CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM LUKE KNIGHT, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAUREN HANSON, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 114 on the Plan of Section "A" Village of Old Hickory of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William Luke Knight, an unmarried man by Warranty Deed from Elizabeth Burns, unmarried of record in Instrument No. 20210618-0082907 Register's Office for Davidson County, Tennessee, dated June 11, 2021 and recorded on June 18, 2021.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page (s) 68 and 69, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 87, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1939, Page 296 and Book 2447, Page 151, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20161221-0134189, Register's Office for Davidson County, Tennessee.
- Utility Easement Agreement of record in Instrument Number 20230627-0048799, in the Register's Office for Davidson County, Tennessee.
- Homeowners Assessment of record in Instrument Number 20161221-0134188, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 1848, Page 488 (Utility easement): Book 626, Page 557 (ROW easement) and Book 662, Page 743 (ROW easement) in the said Register's Office.
- Easement of record in Book 9638, Page 804, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 8290, Page 865, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 608 Lawrence Street, Old Hickory, Tennessee 37138.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Witness my/our hand(s) this the 20th DAY OF JUNE, 2025.

William Luke Knight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM LUKE KNIGHT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of June, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 20. 2025.

Affiant Signature

27th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028