WARRANTY DEED

Karen Johnson Davidson County
Batch# 1293067 DEEDWARR
07/02/2025 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20250702-0052343

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1ST DAY OF July, 2025

Notary Public

MY COMMISSION EXPIRES: 3-6-29
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
James D. Chesser, as Trustee of the James D. Chesser Restated Declaration of Trust dated April 4, 2001	New Owner	
(NAME)	(NAME)	093090A13600CO
300 North Lake ST		
(ADDRESS)	(ADDRESS)	
Montgomery IL 60538		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Daniel Knobler** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **James D. Chesser, as Trustee of the James D. Chesser Restated Declaration of Trust dated April 4, 2001,** HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit #711, together with the appurtenant interest in the common elements of The Rhythm at Music Row, a Condominium established by Master Deed of record at Instrument No. 20070725-0088390, as amended and or restated from time to time (the "Master Deed") by amendment at Instrument No. 20081219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187, Instrument No. 20090625-0059073, Instrument No. 20110324-0022950, Instrument No. 20110906-0068936, Instrument No. 20190404-0030779, Instrument No. 20190404-0030780, Instrument No. 20200707-0073280 and Instrument No. 20200707-0073281 Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the Aforementioned Master Deed as amended

Being the same property conveyed to Jane Dissin, an unmarried person, by virtue of that certain Warranty Deed dated January 15, 2016, and being of record at Instrument No. 20160119-0005073 in the Register's Office of Davidson County, Tennessee. Jane Dissin having passed intestate on/or about January 22, 2022 leaving Daniel Knobler as her heir by Affidavits of Heirship At Instrument No. 202507020052341 and Instrument No. 202507020052342 in said Register's Office, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

* Grantor warrants that this is not his primary residence. *

unimproved
This is improved x property, known as 1510 Demonbreun St. Unit 711 Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 1st day of July, 2025.

Daniel Knobler

Daniel Knobler

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me (via audio/video communication) a Notary Public in and for said State and County, duly commissioned and qualified, **Daniel Knobler** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of July, 2025.

Notary Public

Notarized online using audio-video communication

My Commission Expires: 05/16/2027



Online Notary Public
My Commission Expires
May 16, 2027

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 July 1, 2025.

Affiant Signature

7/2/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of July, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

