Warranty Deed

Karen Johnson Davidson County Batch # 1300627 **DEEDWARR** 07/22/2025 11 50 32 AM 3 pgs Fees $18 00 Taxes $1,476 30 20250722-0057716	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $399,000 00 Affiant Subscribed and sworn to before me, this the 18th day of July, 2025. Notary Public My commission expires: 7/18/2027

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To.	Map/Parcel Numbers.
Samuel Knowlton Krhut and Margaret Cook Kelly	Alcova Mortgage	081-15-0-317 00
1730 Knowles St.	308 Market St. SE	
Nashville, TN 37208	Roanoke, VA 24011	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **REBEKAH ANN RATLIFF, A SINGLE WOMAN, AND JOHN LOUIS HAMILTON, III, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMUEL KNOWLTON KRHUT AND SPOUSE, MARGARET COOK KELLY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 Lot No. 40 on the Plan of Map of Bransford Realty Company's Re-Subdivision of part of the Manlove's Addition of record in Plat Book 421, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Louis Hamilton, III and Rebekah Ann Ratliff, husband and wife by Warranty Deed from Nathaniel Wood and Christina Wood, husband and wife of record in Instrument No. 20181221-0124194 Register's Office for Davidson County, Tennessee, dated December 18, 2018 and recorded on December 21, 2018.

Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1730 Knowles Street, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/then heirs and assigns, against the lawful claims of all persons whomsoever

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~18~~ 17 PAR th day of July, 2025.

Rebekah Ann Ratliff

STATE OF New York
COUNTY OF Kings

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rebekah Ann Ratliff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained

Witness my hand and seal this 17 day of July, 2025

Notary Public

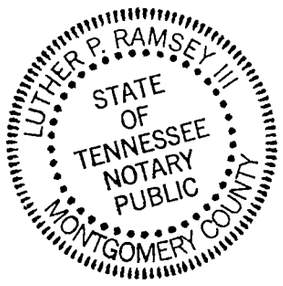
Steven Jean Baptiste
Notary Public State of New York
No 01JE0019060
Qualified in Kings County
Commission Expires 12/26/2027

John Louis Hamilton, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Louis Hamilton, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17 day of July, 2025



Notary Public
My Commission Expires 9/13/2028