WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Cynthia N Knight
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2025.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 1.31.29

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1311718 DEEDWARR
08/19/2025 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20250819-0066232

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kirk Anderson Knight and Cynthia Donna Knight Living Trust	Kirk Anderson Knight and Cynthia Donna Knight Living Trust	075-12-0F-054.00
(NAME)	(NAME)	
2685 Old Lebanon Dirt Road	2685 Old Lebanon Dirt Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mount Juliet, TN 37122	
(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 considerations, the receipt of which is hereby acknowledged, I/**we Helena Pham, unmarried,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto the **Kirk Anderson Knight and Cynthia Donna Knight, Trustees of the Kirk Anderson Knight and Cynthia Donna Knight Living Trust dated March 22, 2023**, hereinafter called the GRANTEE(S), his/her/their 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. 54 a/k/a Unit 303, on Tulip Cove Townhomes, as shown on the Plat recorded as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119, 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 Helena Pham and Mai Tuyet Pham, as joint tenants with right of survivorship by Warranty Deed from Donald Dublin and wife, Angela Dublin, dated 08/30/2018, of record in Instrument No. 20180831-0086730, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Helena Pham, married by Quitclaim Deed from Mai Tuyet Pham, unmarried, dated 05/27/2021, of record in Instrument No. 20210601-0073326, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statue.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 735 Tulip Grove Road, Unit 303, Hermitage, TN 37076

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 15th day of August, 2025.

Helena Pham

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Helena Pham**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of August, 2025.

Notary Public:

My Commission Expires: 1.31.29

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 August 15, 2025.

Lissa Groom
Affiant
Date: August 15, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 15 day of August, 20 25

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON