Karen Johnson Davidson County
Batch# 1321440 DEEDWARR
09/12/2025 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,592.85
20250912-0072914

Prepared by & Return to:
David Marttala, Attorney
Waterstone Title, Inc.
1608 Williams Drive #103
Murfreesboro, TN 37129
File No: 2025-236

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 430,500.00

Affiant

KRISTINA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of September, 2025

Notary Public
My Commission Expires: 4-3-28

Address of New Owner	Send Tax Bills To:	Map/Parcel ID
Naomi E Krizner 928 Harpeth Bend Drive Nashville, TN 37221	Naomi E Krizner 928 Harpeth Bend Drive Nashville, TN 37221	Map/parcel: 156-06-0-015.00

WARRANTY DEED

FOR AND IN 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, I/WE

George Crockett Knox and wife, Cassady Knox

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Naomi E Krizner, unmarried

HEREINAFTER CALLED THE GRANTEE(S), its/their/his/her 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 and being all of Lot No. 786, Section Four - First Addition, HARPETH WOODS, as appearing of record in Book 5200, Page 635, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Crockett Knox and wife, Cassady Knox by Warranty Deed from Alex Silver, dated 8/5/2011 and filed for record in Instrument No. 20110810-0061689, in the Register's Office for Davidson County, Tennessee.

Crockett Knox is one and the same person as George Crockett Knox

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 928 Harpeth Bend Drive, Nashville, TN 37221

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), heirs and assigns forever; and I/We so 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 my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of September, 2025

George Crockett Knox

Cassady Knox

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 11th day of September, 2025, before me personally appeared George Crockett Knox and Cassady Knox, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of September, 2025.

Notary Signature
My commission expires: 4-25-29

SKYLER YOUNGBLOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WARREN

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, 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 11th day of September, 2025.

K. Thomas Sidwell
Date: 9-11-25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 11th day of September, 2025.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

