WARRANTY DEED

Karen Johnson Davidson County
Batch # 1361207 DEEDWARR
12/23/2025 12:17:37 PM 2 pgs
Fees: $13.00 Taxes: $1,461.13

20251223-0102079

B-ELAM-25-3679

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/8/2028

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

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)
Sahil S. Dasawat	**Same as New Owner**	
(NAME)	(NAME)	**147-04-0-128.00**
3679 Richbriar Cir		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **KENNETH W. MCKNIGHT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAHIL S. DASAWAT,** 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:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee described as follows to-wit:

Being Lot No. 294, on the plan of Hillbrook, Section 5, of record in Plat Book 3700, Page 73, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth W. McKnight, unmarried by Warranty Deed from Frankie Marable unmarried of record in Book 10070, Page 957, Register's Office for Davidson County, Tennessee, dated May 24, 1996 and recorded on June 03, 1996.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 73, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4031, Page 160, 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: **3679 Richbriar Cir, Nashville, Tennessee 37211**.

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 18th DAY OF DECEMBER, 2025.

Kenneth W. McKnight

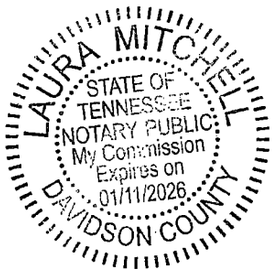
Kenneth W. McKnight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH W. MCKNIGHT, 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 18th of December, 2025.

Notary Public
My Commission Expires: 1/11/26
(SEAL)



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