Karen Johnson Davidson County
Batch# 1365107 DEEDWARR
01/05/2026 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.13
20260105-0000319

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $314,900.00. Affiant Subscribed and sworn to before me, this 2nd day of January, 2026. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Evans Knowles	SWBC	073-16-0A-137.00-CO
137 Cumberland Trace	9311 San Pedro Ave, Ste. 100	
Nashville, TN 37214	San Antonio, TX 78216	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Maureen Britt, a single person

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Evans Knowles, an unmarried woman

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 137 on the Plan of Cumberland Trace of record in Plat Book 5200, Page 724, as described in Book 6218, Page 528, 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 Maureen Britt, a single person by Warranty Deed from Jennie Blackwell, an unmarried woman of record in Instrument No. 20230518-0037353 Register's Office for Davidson County, Tennessee, dated May 17, 2023 and recorded on May 18, 2023.

This is improved property known as **137 Cumberland Trace, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee..

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2nd day of January, 2026.

Maureen Britt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Maureen Britt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 2nd day of January, 2026.

Michelle W Kendig
Notary Public
My Commission Expires: 9/9/28



Lenders Title Company File No. 25-002813-524

Tennessee Certification of Electronic Document

I, Rebecca A. Dohoda, 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 1/2/26 (date of document).

Rebecca A Dohoda
Affiant Signature

1/2/26
Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 2nd day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

