WARRANTY DEED

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF January, 2026.

Notary Public
MY COMMISSION EXPIRES: 10/24/28

File #25-TC-0328-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 1367436 DEEDWARR
01/08/2026 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,507.75
20260108-0001582

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Victoria Ann Knight and Addie Miller Knight	SAME	
(NAME)	(NAME)	**043 13 0 277.00**
328 Cherry St		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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,

JENNIFER ROSE PASTORE, A SINGLE WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

VICTORIA ANN KNIGHT AND ADDIE MILLER KNIGHT, A MARRIED COUPLE,

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:

Land in Davidson County, Tennessee, being Lot No. 22, Block C on the Plan of Final Plat of CRITTENDEN ESTATES SUBDIVISION of record in Plat Book 974, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Land in Davidson County, Tennessee, being the Westerly 5 feet of Lot #21 of Block "C" on the Plan of CRITTENDEN ESTATES SUBDIVISION of record in Book 974, page 69, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Jennifer Rose Pastore, a single woman, by Warranty Deed from Jesse Rae Braswell, an unmarried woman, of record in Instrument No. 20200527-0054632, in the Register's Office of Davidson County, Tennessee, dated May 22, 2020 and recorded on May 27, 2020.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CRITTENDEN ESTATES SUBDIVISION, as recorded in Plat Book 974, Page(s) 69.
* Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1118, Page 622; Book 1194, Page 653; Book 1236, Page 591; Book 1422, Page 286 and Book 5398, Page 499.
* Covenants, Conditions and Restrictions as set forth in Protective Covenants recorded in Book 1129, Page 521.
* Easement for Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 8179, Page 532.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **328 Cherry Street, Nashville, TN 37115**.

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 7th day of January, 2026.

Jennifer Rose Pastore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of January, 2026, before me personally appeared Jennifer Rose Pastore, 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 7th day of January, 2026.

Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Angel Hyde, 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 1.7.26 (date of document).

Affiant Signature

January 7, 2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 7 day of January, 2026.

Notary's Signature

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
NOTARY'S SEAL

MY COMMISSION EXPIRES: 4.22.29