Karen Johnson Davidson County
Batch# 1389307 DEEDWARR
03/06/2026 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20260306-0018084

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00.

B. Cortez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2026.

Carolyn Curdo
Notary Public

MY COMMISSION EXPIRES: 11/14/2028
(AFFIX SEAL)

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
William Cody Knight and Brittany Knight	Rocket Mortgage LLC	081-04-0F-002.00-CO
(NAME)	(NAME)	
1824 B 5th Avenue N	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Detroit MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Margaret Marie Siller, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **William Cody Knight and Brittany Knight, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit B of 1824 5th Avenue North, A Horizontal Property Regime With Private Elements, established pursuant to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190701-0063343, in the Register's Office for Davidson County, Tennessee, and shown in Exhibit "B" of the Declaration to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Margaret Marie Siller, an unmarried woman by Warranty Deed from Jeff Zeitlin, an unmarried man of record in Instrument No. 20200723-0081134, Register's Office for Davidson County, Tennessee, dated July 22, 2020 and recorded on July 23, 2020.

This conveyance is further 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) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1824 B 5th Avenue N, Nashville, TN 37208
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Effective the 5th day of March, 2026.

Margaret Marie Siller

STATE OF TENNESSEE

COUNTY OF Williamson

On this 5th day of March, 20 26, before me personally appeared Margaret Marie Siller, 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 (or person's) free act and deed.

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6-27-26

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

True Copy Certification

I, Yvette Meldrum, 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 March 5, 2026.

Signature

March 5, 2026

State of Tennessee

County of Williamson,

Sworn to and subscribed before me this March 5, 2026

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY