Karen Johnson Davidson County
Batch# 1433378 DEEDWARR
06/15/2026 12:35:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260615-0053973

New Owner and Tax Mailing Address:
1208A Sigler Street
Nashville, TN 37203

Tax ID 093-13-0Y-001.00-CO

GENERAL WARRANTY DEED

That Walter E. Knox and Jeanette E. Knox, husband and wife (hereinafter the "GRANTOR")

whose address is 1208A Sigler Street; Nashville, TN 37203

in consideration of One ($1.00) Dollar and other good and valuable considerations, to them paid by Walter E. Knox, Jr., Trustee, and Jeanette E. Knox, Trustee, u/a dated 11th day of November, 2013, f/b/o Knox Family Trust (hereinafter the "GRANTEE")

whose address is 1208A Sigler Street; Nashville, TN 37203

the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to the said GRANTEE, their separate heirs and assigns forever,

(wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations or trust)

the following described Real Estate, to wit:

SEE ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "A"
Exempt § 67-4-409 (a)(3)(f)

and all the Estate, Title and Interest of the said GRANTOR either in Law or Equity, of, in and to the said premises; Together with all of the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said GRANTEE forever.

And the said GRANTOR, do hereby Covenant with the said GRANTEE, that they are the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is Clear, Free and Unencumbered; and further, that they do Warrant and Will Defend the same against all claim or claims, of all persons whomsoever;

In Witness Whereof, the said GRANTOR herein have hereunto set their hand this 12 day of June 2026, ~~2023~~.

Signed and acknowledged in presence of-

Witness: John B Cornetet

Walter E. Knox, Jr.

Witness: Heather Rough

Jeanette E. Knox

State of Ohio, County of Hamilton, ss.

Be it remembered, that on the 12 day of June 2026, ~~2023~~, before me, the subscriber, a Notary Public in and for said county, personally came Walter E. Knox, Jr. and Jeanette E. Knox, husband and wife, in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my Notarial seal on the day and year last aforesaid.

NOTARY PUBLIC STATE OF OHIO

JOHN B. CORNETET
Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 O.R.C.

NOTARY PUBLIC

State of Ohio, County of Hamilton, ss.

I hereby swear or affirm that the actual consideration for this transfer is -0- and not for good and valuable consideration, this 12 day of June 2026, ~~2025~~.

Witness: John B Cornetet

Walter E. Knox, Jr.

Witness: Heather Rush

Jeanette E. Knox

Acknowledged before me and subscribed in my presence by the said Walter E. Knox, Jr. and Jeanette E. Knox, this 12 day of June 2026, ~~2025~~.

NOTARY PUBLIC

JOHN B. CORNETET
Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 O.R.C.

This instrument was prepared by:
CORNETET, MEYER, RUSH & STAPLETON CO., L.P.A.
123 Boggs Lane
Cincinnati, OH 45246
(513) 771-2444

Certificate of Authenticity

I, John B. Cornetet, 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 June 12, 2026.

Date

Affiant Signature

June 15, 2026
Date

State of OHIO

County of HAMILTON

Sworn to and subscribed before me this 15th day of June, 20 26.

Notary's Signature

NOTARIAL SEAL
STATE OF OHIO

STEPHANIE TERRIBILINI
Notary Public, State of Ohio
My Commission Expires
February 19, 2030

My Commission Expires: 02/19/2030
Date

Notary's Seal (if on paper)

Exhibit A

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Gulch Villas, of record in Exhibit C of record in Plat at Instrument number 20160909–0094947, 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 Jeanette E. Knox and Walter E. Knox Junior, husband-and-wife by Warranty deed from Cody Siciliano and Erin Calipari, husband-and-wife of record in Instrument No. 20220413–0042718 Register's Office for Davidson County, Tennessee dated April 7, 2022. Being also known as 1208 Sigler Street A; Nashville, TN 37203.

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, and any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.