WARRANTY DEED

Karen Johnson Davidson County
Batch# 1482739 DEEDWARR
10/09/2026 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20261009-0092925

Y-C-26-65

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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)
Jayme Rose	**Same as New Owner**	
(NAME) **65 Creighton Avenue**	(NAME)	**083-03-0-001.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(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, **MICHAEL KNEFF AND SARAH BIRD KNEFF, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAYME ROSE, SINGLE WOMAN,** 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. 12 on the Plan of Scott Avenue Annex of record in Plat Book 2331, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 12 fronts 37 feet on the Northerly side of Creighton Street and runs back 142.6 feet on the Westerly line and 146.1 feet on the Easterly line to a deed line, which is a broken line, and measures 27.1 feet thereon.

Being the same property conveyed to Michael Kneff, a single man and Sarah Reid Bird, a single woman, as tenants in common with the right of Survivorship by Warranty Deed from Wendy S. Trezise and William J. Trezise, wife and husband of record in Instrument No. 20200817-0091658 Register's Office for Davidson County, Tennessee, dated August 14, 2020 and recorded on August 17, 2020.

Being the same property conveyed to Michael Kneff and Sarah Bird Kneff, husband and wife by Quitclaim Deed from Michael Kneff, formally a single man and Sarah Bird Kneff (formally a single woman known as Sarah Reid Bird) of record in Instrument No. 20221025-0115752 Register's Office for Davidson County, Tennessee, dated October 17, 2022 and recorded on October 25, 2022.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 87, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2485, Page 634, in the Register's Office for Davidson County, Tennessee.
- Water Main of record in Book 2488, Page 349, 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: **65 Creighton Avenue, Nashville, Tennessee 37206**.

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 OCTOBER, 2026.

Michael Kneff

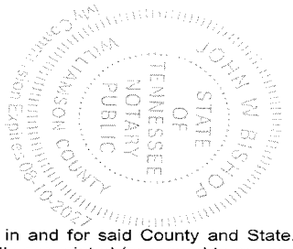
Sarah Bird Kneff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL KNEFF, 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 7th of October, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

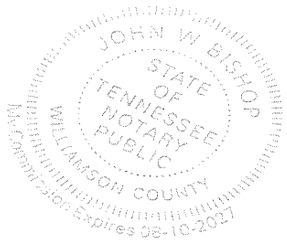


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH BIRD KNEFF, 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 7th of October, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



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

CERTIFICATE OF AUTHENTICITY

I, Stephanie Woodall, 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 10/07/2026.

Date

Stephanie Woodall

Affiant Signature

10/07/2026

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

