This deed prepared by:
John M. Knight &
Melissa B. Knight

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ B

AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 13 DAY OF June 20 07
Abby Hite
Deputy Register

Davidson County DEEDQC
Recvd: 06/13/07 14:37 3 pgs
Fees:17.00 Taxes:0.00
20070613-0071050

Above Space Reserved for Recording
[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Date of this Document: 6-13-2007

Reference Number of Any Related Documents: _____

Grantor:
Name John M. Knight
Street Address 274 Cumberland Circle
City/State/Zip Nashville, TN 37214

Grantee:
Name John M. Knight & Melissa B. Knight
Street Address 274 Cumberland Circle
City/State/Zip Nashville, TN 37214

Abbreviated Legal Description (i.e., lot, block, plat *or* section, township, range, quarter/quarter *or* unit, building and condo name): See Exhibit "A" attached

Assessor's Property Tax Parcel/Account Number(s): 096050 02900

THIS QUITCLAIM DEED, executed this 13th day of June, 20 07, by first party, Grantor, _____, whose mailing address is 274 Cumberland Circle, Nashville, TN 37214 to second party, Grantee, _____, whose mailing address is 274 Cumberland Circle, Nashville, TN 37214.

WITNESSETH that the said first party, for good consideration and for the sum of _____ Dollars ($_____) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

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which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee to wit: _____

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness _____

Print Name of Witness _____

Signature of Witness _____

Print Name of Witness _____

Signature of Grantor John Knight

Print Name of Grantor John Knight

State of Tennessee)
County of Davidson)

On 13 Jan 07, before me, J.R. Bingham, appeared John Knight, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

J.R. Bingham

Signature of Notary

J.R. BINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Affiant _____Known_____Produced ID
Type of ID TN DL

(Seal)

Owner / Send Tax Bills To

John M. Knight
274 Cumberland Circle
Nashville, TN 37214

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Box 13 #9287

EXHIBIT "A"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

Davidson County DEEDUARR
Recvd: 03/18/05 16:00 2 pgs
Fees:13.00 Taxes:710.40
[redacted]
20050318-0030166

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Knight	Mortgage Resources, Inc.	96-5-29
(NAME)	(NAME)	
274 Cumberland Circle	404 BNA Dr. Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William H. Fuqua and wife, Aimee W. Fuqua, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Knight married, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southerly 100 feet front and 110 feet rear of Lot No. 81 on the map of Bluefields, Section I, of record in Book 843, Page 16, Register's Office for said County, described as follows: Said part of Lot No. 81 fronts 100 feet on the easterly side of Cumberland Circle and runs back between lines, 167 feet on the northerly line and 150 feet on the southerly line to the westerly line of Lot No. 80 and measures 110 feet thereon.

Being the same property conveyed to William H. Fuqua and wife Aimee W. Fuqua, by deed of record in Instrument No. 20011017-0113174, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 274 Cumberland Circle, Nashville, TN 37214
(House Number) (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.