BILL GARRETT, Davidson County
Trans:T20160002413 DEEDQC
Recvd: 01/11/16 12:26 4 pgs
Fees:22.00 Taxes:0.00
20160111-0002637

Quitclaim Deed

RECORDING REQUESTED BY _____
AND WHEN RECORDED MAIL TO:
Jason Edward Knight , Grantee(s)
230 McCoin Dr.
Goodlettsvill, TN, 37072
Consideration: $ No Consideration
Property Transfer Tax: $ 0
Assessor's Parcel No.: 025040065.00
PREPARED BY: Jason Edward Knight certifies herein that he or she has prepared this Deed.

_____ 1-11-16
Signature of Preparer Date of Preparation

Jason Edward Knight
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 1-11-16 in the County of Davidson, State of Tennessee
by Grantor(s), Ruth Ann Simpson,
whose post office address is 103 Essex Ct. Goodlettsville TN 37072,
to Grantee(s), Jason Edward Knight,
whose post office address is 230 McCoin Dr. Goodlettsvill TN 37072,

WITNESSETH, that the said Grantor(s), Ruth Ann Simpson,
for good consideration and for the sum of Zero
($ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

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

GRANTOR(S):

Ruth Ann Simpson
Signature of Grantor

Signature of Second Grantor (if applicable)

Ruth Ann Simpson
Print Name of Grantor

Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Dalon Simpson
Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Signature of Second Grantee (if applicable)

Jason Edward Knight
Print Name of Grantee

Print Name of Second Grantee (if applicable)

Rodney K Latimer
Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

RODNEY K LATIMER
Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of TN

County of Davidson

On January 11, 2016, before me, Matthew Creekmore, a notary public in and for said state, personally appeared, Jason Knight & Ruth Simpson

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant Known _____ Produced ID TDL

Type of ID TDL

(Seal)

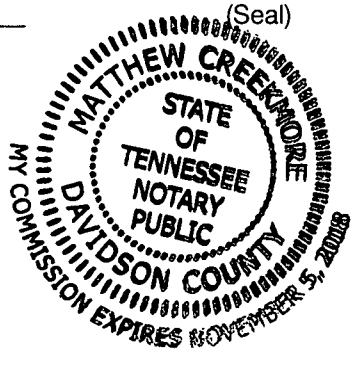


Exhibit "A"

232 McCoin Drive, Goodlettsville, Tennessee 37072 (improved)

LAND in Davidson County, Tennessee, being Lot No. 7 and the easterly 12 feet of Lot No. 8 on the Plan of Franklin Heights, as shown on plat of record in Plat Book 2083, Page 91, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Russell Sheppard and Ruth Ann Sheppard, husband and wife, of record in Instrument No. 20030625-0087412, Register's Office for Davidson County, Tennessee.

Also, see final decree of divorce recorded as Instrument # 20141014-0095018, R.O.D.C., TN

New Owner / Tax Bills

Jason Edward Knight
230 McCoin Dr
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
11th Day of January, 2016
S. Chandler, Deputy Register