WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850
2016-03-937

INSTRUMENT WAS PREPARED BY:
GEORGE R. ARRANTS JR., ATTORNEY AT LAW
800 S. GAY STREET, STE 2500
KNOXVILLE, TN 37929

Davidson County DEEDQC
Recvd: 05/27/16 10:28 4 pgs
Fees:22.00 Taxes:0.00
20160527-0053575

QUIT CLAIM DEED

For good consideration, I (We) **LEE A. MCKNIGHT AND WIFE, PAMELA P. MCKNIGHT**, hereby bargain, deed and convey to **LEE A. MCKNIGHT, MARRIED** the following described land in DAVIDSON County, to wit:

BEING LOT NO. 53 ON THE PLAN OF WOODMONT PARK SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 148, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 53 FRONTS 100 FEET ON THE EASTERLY SIDE OF CANTRELL AVENUE AND RUNS BACK 255 FEET 3 INCHES ON THE NORTHERLY LINE AND 262 FEET 4 INCHES ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 100 FEET 2 INCHES THEREON.

Being the same property conveyed to Lee A. McKnight and wife, Pamela P. McKnight from Jack D. Norton and wife, Emily H. Norton by Warranty Deed dated July 17, 1973 and recorded July 18, 1973 among the Land Records of Davidson County, State of Tennessee in Book 4729, Page 80.

APN: 117 05 0 025.00

Property Address: 922 CANTRELL AVE, NASHVILLE, TN 37215
Tax Payer's Address: 922 Cantrell Avenue, Nashville TN 37215
Grantor's Address: 922 Cantrell Avenue, Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 21 day of May 2016.

LEE A. MCKNIGHT

PAMELA P. MCKNIGHT

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

On this 21st day of May 2016, before me personally appeared **LEE A. MCKNIGHT AND PAMELA P. MCKNIGHT**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary Public
My Commission Expires: 1/8/19

I/WE hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn before me this 21st day of May, 2016.

(seal)

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary Public
My Commission Expires: 1/8/19

BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

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 21st day of May, 2016

Notary

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

True Copy Certification

I, MELINDA ALBAN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Melinda Alban
Signature

State of MARYLAND

County of MONTGOMERY

Personally appeared before me, Stacy A. Casey, a notary public for this county and state, Melinda Alban who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy A. Casey
Notary's Signature

My Commission Expires: 4/20/17
Notary' Seal (if on paper)

Stacy A. Casey
NOTARY PUBLIC
Baltimore County, Maryland
My Commission Expires 4/20/17