Bill Garrett Davidson County
Batch# 87804 DEEDQC
05/03/2018 10:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180503-0042272

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

The actual consideration is $0.00.

Melissa Chrisman
AFFIANT

Subscribed and sworn to before me this the 2nd day of MAY, 2018.

NOTARY PUBLIC

My Commission Expires: 5-25-20

RYAN A. RAFOTH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

NEW OWNER:

American New Development Group, LLC
415 Charlesgate Ct.
Nashville, TN 37215

SEND TAX BILLS TO:

New owner

MAP/PARCEL:
Part of 131-12-0047.00

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, **Brandon C. Knox and Elizabeth C. Knox, husband and wife** (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to **American New Development Group, LLC** (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit B on the Plan of Homes at 4512 Granny White Pike, a Horizontal Property Regime with Private Elements, established by plan of record in Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Homes at 4512 Granny White Pike at Instrument No. 20170508-0045695, 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 part of the same property conveyed to Brandon C. Knox and Elizabeth C. Knox, husband and wife by Quitclaim deed from Susan Mott Coles and Elizabeth C. Knox of record in Instrument No. 20170316-0025646 Register's Office for Davidson County, Tennessee, dated March 02, 2017 and recorded on March 16, 2017.

Being also known as 4512 B Granny White, Pike Nashville, Tennessee 37204

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

IN WITNESS WHEREOF, effective this the 30th day of April, 2018.

GRANTOR:

Brandon C. Knox

Elizabeth C. Knox

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brandon C. Knox and Elizabeth C. Knox with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 30 day of April, 2018.

NOTARY PUBLIC

PATTI MEYER ATWILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

My commission expires October 27, 2018

True Copy Certification

I, Alyssa Rayne, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

