Prepared by and Return to:
Tommy C. Estes, Esq.
MANIER & HEROD, a Tennessee Professional Corporation
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Bill Garrett Davidson County
Batch# 124191 DEEDQC
08/02/2018 03:10:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180802-0076018

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Ronald F. Knox, Jr.	**Ronald F. Knox, Jr.**	
Kaye K. Knox	**Kaye K. Knox**	**Map 159**
1256 West Hickory Spring Ct.	**1256 West Hickory Spring Ct.**	**Parcel 140**
Brentwood, TN 37027	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged and pursuant to Tennessee Code Annotated Section 66-1-109, KAYE K. KNOX (hereinafter "Grantor"), by these presents and for the purpose of creating an estate of tenancy by the entireties for herself and her husband, RONALD F. KNOX, JR., does hereby quitclaim and convey unto herself and her husband as tenants by the entirety (hereinafter "Grantees"), their successors and assigns, all of her right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No 13 on the Plan of Hickory Boulevard Estates, Section 2, as of record in Book 4175, page 110, Register's Office for said County.
>
> Said Lot No. 13 fronts 169.59 feet on the northerly side of West Hickory Springs Court and extends back 298.87 feet on the easterly line and 242.65 feet on the westerly line to a dead line measuring 313.65 feet thereon.
>
> Being the same property conveyed to Grantor and Grantee herein as tenants by the entireties by Warranty Deed dated January 25, 1971, from H & S Development Company of record in Book 4476, page 392, Register's Office for Davidson County, Tennessee.
>
> Also being the same property conveyed to Grantor and Grantee herein as tenants by the entireties by Quitclaim Deed dated February 6, 1986, from H

& S Development Company, Karl E. Haury and American Equity Developers, Inc. of record in Book 6780, page 491 in said Register's Office.

Also being the same property conveyed by RONALD F. KOX, JR. to KAYE K. KNOX by Quitclaim Deed dated June 9, 2004 of record in Instrument #20040610-0069088, Register's Office for Davidson County, Tennessee.

This is improved property know as 1256 West Hickory Springs Court, Brentwood, Davidson County, Tennessee 37027.

The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantor. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 1st day of August, 2018.

Kaye K Knox

KAYE K. KNOX, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, KAYE K. KNOX, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 1st day of August, 2018.

Tommy C. Estes

Notary Public
My Commission Expires: 05-05-2020

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2020

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(A).