THIS INSTRUMENT PREPARED BY: **KRISTEN B. AMONETTE** **LINDSEY + AMONETTE + NEMER, PLLC** **ONE AMERICAN CENTER** **3100 WEST END AVENUE, SUITE 860** **NASHVILLE, TENNESSEE 37203** **(615) 313-3991** **(615) 313-3968 (FACSIMILE)**	**STATE OF TENNESSEE)** **COUNTY OF DAVIDSON)** **The actual consideration for this transfer pursuant to Tennessee Code Annotated §67-4-409 is $0.00 as it is part of an adjustment of property rights between divorcing parties as part of a Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, Docket No. 17D-832.** **Affiant / James Lynn Knott** **Subscribed and sworn to before me on this 29 day of November, 2018.** **Notary Public** **My Commission Expires: 12/1/2020**

Karen Y Johnson Davidson County
Batch# 169938 DEEDQC
12/04/2018 12:34:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181204-0118241

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Deborah L. Thomas-Knott 5703 Mountain View Road Antioch, Tennessee 37013	SAME	Map 163 Parcel 131.02

FOR AND IN CONSIDERATION of the sum of no dollars and no cents and for other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, James Lynn Knott (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto Deborah L. Thomas-Knott, (hereinafter "Grantee[s]") any interest he has or may have in certain real estate located in Davidson County, Tennessee, which is more particularly described as follows:

Land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, being shown as Tract No. 5 on the unrecorded map of the Douglas Atkins Property, and described according to a copy of a survey thereof made September 16, 1963, By B.C. Johnson, Surveyor, as follows:

Beginning at a point in the centerline of Mt. View Road, at the corner of Tracts 4 & 5, thence with the line between said tracts north 37 deg. 20 min. West 845.7 feet to a point;

thence S 2 deg. 40 min. West 235 feet to a corner of Tract 6; thence with the line between Tracts 5 & 6, S 27 deg. 20 min. East 663.9 feet to the centerline of Mt. View Road; thence with the centerline of the same, northeasterly 150 feet, more or less, to the point of beginning, containing 3.33 acres, more or less.

Being the same property conveyed to James L. Knott and wife, Deborah L.T. Knott by Special Warranty Deed from Federal National Mortgage Association of record in Book 8904, Page 186 Register's office for Davidson County, Tennessee.

This is improved property known as 5703 Mountain View Road, Antioch, Tennessee 37013.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER, OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

WITNESS my hand this the 29 day of November, 2018.

JAMES LYNN KNOTT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Lynn Knott, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 29 day of November, 2018.

NOTARY PUBLIC

My Commission Expires: 12/1/2020

NAZIRA Y. CONSTANTINO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires December 1, 2020