Karen Johnson Davidson County
Batch# 226671 DEEDQC
05/07/2019 08:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190507-0042561

**Prepared by:**
**Tennessee Title Services, LLC**
**7000 Executive Center Drive, #290**
**Brentwood, TN 37027**

**STATE OF TENNESSEE**
**COUNTY OF** Williamson
**The actual consideration or value, whichever is greater, for this transfer is $0.00**

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Affiant**
**Subscribed and sworn to before me, this** 1 **day of May, 2019.**

**Notary Public**
**My commission expires:** 1/15/20

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| **William Clay Knight, Jr.**<br>**418 Grapevine Ave.**<br>**Madison, TN 37115** | **New Owner** | **52-09-0-092.00** |

# QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Susan Snow, an unmarried woman,** hereinafter the Grantor, by these presents, does hereby quitclaim and convey unto **William Clay Knight, Jr., an unmarried man,** hereinafter the Grantee, all his right, title and interest in and to the following tract or parcel of land in **Rutherford** County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Easterly 25 feet of Lot No. 16 and all of Lot No. 17 on the Plan of Montague Park Subdivision of record in Plat Book 421, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 16 and all of Lot No. 17 front together 125 feet on the Southerly side of Grapevine Avenue and run back between parallel lines 187.5 feet to a deed line.

Being the same property conveyed to Hubert C. Knight and wife, Josephine H. Knight by Warranty deed from S, H. Curtis and wife, Ella Turner Dean Curtis of record in Book 2489, page 433, Register's Office for Davidson County, Tennessee, dated January 17, 1956 and recorded on January 20, 1956. The said Hubert C. Knight having since died, subject property vesting in Josephine H. Knight as surviving tenant by the entirety. The said Josephine H. Knight, also known as Catherine Josephine Knight, having since died intestate, on May 17, 2018. Pursuant to the Affidavit of Inheritance of record in Instrument No. 20190426-0038739, in the Register's Office for Davidson County, Tennessee, subject property vesting in her heirs-at-law, Susan Snow, her surviving daughter, and her grandson William Clay Knight, Jr., the sole surviving heir-at-law of her son, William Clay Knight who died intestate, on August 19, 2012, predeceasing the said Josephine H. Knight.

This property is unimproved property known as **418 Grapevine Ave., Madison, TN 37128**

Witness my hand this 1st day of **May, 2019**.

Susan Snow

**Susan Snow**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Susan Snow**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 1 day of **May, 2019**.

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

## True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/19/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY