Karen Johnson Davidson County
Batch# 259973 DEEDQC
07/22/2019 10:53:30 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20190722-0071626

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Deborah Knipfer 7747 Greenbrier Rd. Joelton, TN 37080
SEND TAX BILLS TO:	New Owner
MAP-PARCEL NOS.	01500004600; 01500004700; 01500004800; 01500004900

Prepared by: Cindy S. Smith, Attorney at Law
Post Office Box 292004
Nashville, TN 37229 (Davidson Cty.Box 27-B)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **We, Christa Elliott, Joseph Randall Knipfer, and Amanda Pass** (herein "Grantors") by these presents do hereby quitclaim and convey unto **Deborah Knipfer**, (herein "Grantee") her successors and assigns, all of our interests in the following described tract or parcel of land in **Davidson County,** Tennessee, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of June 2019.

Christa Elliott

Christa Elliott

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Christa Elliott**, with whom I am personally acquainted, or who 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 and official seal at office this 20th day of June 2019.

Patricia Patton

Notary Public
My Commission Expires: 3/8/2021

PATRICIA PATTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Joseph R. Knipfer

Joseph Randall Knipfer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Joseph Randall Knipfer**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20 day of June 2019.

Patricia Patton

Notary Public
My Commission Expires: 3/8/2021

PATRICIA PATTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Amanda K. Pass
Amanda Pass

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Amanda Pass,** with whom I am personally acquainted, or who 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 and official seal at office this 20 day of June 20 19

Patricia Patton
Notary Public
My Commission Expires: 3/8/2021

PATRICIA PATTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $Zero.

Deborah S. Knipfer
Affiant

Subscribed and sworn to before me this 20 day of June 2019.

Patricia Patton
Notary Public
My Commission Expires 3/8/2021

PATRICIA PATTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

TRACT 1:

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of the Nashville and Springfield Road at the northwest corner of the property conveyed to Howard Smith by deed from O. A. Felts and wife, of record in Book 1560, page 131, Register's Office for said County; thence with the center of said road northwestwardly 136 feet; thence North 85° East 473.8 feet to an iron pin in Hershel Innis' line; thence with said Innis' line South 22° East 194.7 feet to said Smith's northeast corner; thence with said Smith's northern boundary line North 88-1/2° West 505.5 feet to the point of beginning.

Being the same property conveyed to Dorothy Knipfer by deed of record in Instrument No. 20051202-0145079, Register's Office for Davidson County, Tennessee. The said Dorothy Knipfer died testate on March 2, 2012, and by virtue of her Last Will and Testament devised the subject property to Patricia Diane Knipfer Williams, Janet Sue Knipfer Silver, and Joseph Ricky Knipfer. See Docket No. 12P542, Probate Court Clerk's Office for Davidson County, Tennessee. Dorothy Knipfer is one and the same person as Dorothy M. Knipfer. See Affidavit of Heirship for Joseph Ricky Knipfer of record in Instrument No. 201907220071625, said Register's Office.

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TRACT 2:

Land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at the northwest corner of the property belonging to Richard Knipfer as recorded in Deed Book 2727, Page 33, Register's Office for said County; thence in a southerly direction along the eastern side of Highway 431, 41 feet to a point; thence in a easterly direction 486 feet to a point; thence in a northerly direction 23 feet to a point; thence in a westerly direction 485 feet to a point and the point of beginning.

Being the same property conveyed to Carl Ralph Knipfer and wife, Dorothy Knipfer by deed of record in Book 3072, Page 609, Register's Office for Davidson County, Tennessee. The said Carl Ralph Knipfer died on March 20, 2004, leaving Dorothy Knipfer as the sole surviving tenant by the entirety. The said Dorothy Knipfer died testate on March 2, 2012, and by virtue of her Last Will and Testament devised the subject property to Patricia Diane Knipfer Williams, Janet Sue Knipfer Silver, and Joseph Ricky Knipfer. See Docket No. 12P542, Probate Court Clerk's Office for Davidson County, Tennessee. Dorothy Knipfer is one and the same person as Dorothy M. Knipfer. See Affidavit of Heirship for Joseph Ricky Knipfer of record in Instrument No. 201907220071625, said Register's Office.

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TRACT 3:

A tract of land in the 14th Civil District of Davidson County, Tennessee, described partly according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, February 9, 1948, as follows:

Beginning at a point in the Nashville & Springfield Road, the northwesterly corner of this tract, in the southwest corner of a tract of 1.2 acres, owned by O.E. Neal, opposite a fence line; thence North 86 degrees 12' East along a fence 290 feet to a point; thence North 84 degrees 47' East 115 feet to a 24-inch maple tree; thence North 7 degrees 09' West 117.4 feet to a point, the northeast corner of said 1.2-acre tract; thence North 87 degrees 10' East 29.7 feet to a stake in the west line of the lands of O.A. Felts; thence with Felts' west line, South 22 degrees East 250 feet to a point; thence westerly 478 feet, more or less, to a point in the Nashville & Springfield Road; thence with said Road, North 22 degrees West 88 feet to a point; thence North 7 degrees 15' West 34 feet to the point of beginning.

Being the same property conveyed to Carl R. Knipfer and wife, Dorothy Dunn Knipfer, by deed in Book 2030, Page 534, Register's Office for Davidson County, Tennessee. The said Carl R. Knipfer died on March 20, 2004, leaving Dorothy Dunn Knipfer as the sole surviving tenant by the entirety. The said Dorothy Dunn Knipfer died testate on March 2, 2012, and by virtue of her Last Will and Testament devised the subject property to Patricia Diane Knipfer Williams, Janet Sue Knipfer Silver, and Joseph Ricky Knipfer. See Docket No. 12P542, Probate Court Clerk's Office for Davidson County, Tennessee. Carl R. Knipfer is one and the same person as Carl Ralph Knipfer. Dorothy Dunn Knipfer is one and the same person as Dorothy Knipfer. See Affidavit of Heirship for Joseph Ricky Knipfer of record in Instrument No. 201907220071625, said Register's Office.

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TRACT 4:

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Parrish-Ragan, Inc., dated May 11, 1971, as follows:

BEGINNING at a point on the right of way line of Whites Creek Pike, U.S. 431, at the southwest corner of the C. H. Ennis property and the northwest corner of property herein described, said point being 934.99 feet, more or less, north of the center line of the Eatons Creek Road; thence North 87° 46' east 389.62 feet to an iron stake; thence south 7° 3' 20" east 118.36 feet to an iron stake; thence south 86° 23' 40" west 117.46 feet to an iron stake; thence south 87° 21' 10" west 190.60 feet, more or less to the beginning of a curve; thence around said curve which has a radius of 70 feet, westerly 85 feet more or less, to a point in the right of way line of Whites Creek Pike, U.S. 431; thence northwardly with a curve 83 feet more or less to the point of beginning.

Being the same property conveyed to Carl Ralph Knipfer and wife, Dorothy M. Knipfer, by deed recorded in Book 5794, Page 988, Register's Office for Davidson County, Tennessee. The said Carl Ralph Knipfer died on March 20, 2004, leaving Dorothy M. Knipfer as the sole surviving tenant by the entirety. The said Dorothy M. Knipfer died testate on March 2, 2012, and by virtue of her Last Will and Testament devised the subject property to Patricia Diane Knipfer Williams, Janet Sue Knipfer Silver, and Joseph Ricky Knipfer. See Docket No. 12P542, Probate Court Clerk's Office for Davidson County, Tennessee. See Affidavit of Heirship for Joseph Ricky Knipfer of record in Instrument No. 201907220071625, said Register's Office.

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022