Karen Johnson Davidson County
Batch# 333163 DEEDQC
12/23/2019 10:05:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191223-0132073

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd. Ste. 203-A** **Nashville, TN 37215** **CRT File No. 191123543**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 19 day of December, 2019. Notary Public My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

QUITCLAIM DEED

Address New Owner: Sherry Knott 5319 Tidwell Hollow Rd Nashville,TN 37218	Send Tax Bills To: New Owner	Tax Information: 078-041.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Emerson Farms, LLC, a Tennessee limited liability company** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **Sherry Knott**, their heirs and assigns all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A tract of land in the 13th Civil District of Davidson County, Tennessee described according to a survey made by Southern Land Surveying Co. In. December 2, 1967 as follows:

Beginning on the Northwesterly margin of Tidwell Hollow Road at a point North 49 deg. 29' East 1,030 feet from the Southeast corner of the property conveyed to James A. Lewis and wife, of record in Book 4138, Page 833, Register's Office of said County; thence North 40 deg. 31' West 1,425.49 feet, thence North 41 deg. 31' East 58.64 feet; thence North 43 deg. 46' East 207.95 feet; thence South 40 deg. 31' East 1,454.26 feet to the Northwesterly margin of Tidwell Hollow Road; thence with the same South 49 deg. 29" West 265 feet to the beginning, containing 8.87 acres, more or less.

Being the same property conveyed by Warranty Deed from George L. Knox, married to Emerson Farms LLC, a Tennessee Limited Liability Company as recorded on the 30th day of October, 2019 in Instrument No. 20191030-0111644; part of Quitclaim Deed from Patricia L. Knox to George L. Knox as recorded on the 17th day of August, 2004 in Instrument No. 20040817-0099356 and part of Warranty Deed from Arnold L. Butler and wife, Bobbie L. Butler, (aka Bobbie J. Butler) to George L. Knox and wife, Patricia L.

Knox as recorded on the 1st day of May, 1996 in Deed Book 10035, Page 230, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 5319 Tidwell Hollow Road, Nashville, TN 37218.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11 day of DEC, 2019.

Emerson Farms, LLC, a Tennessee limited liability company

BY: Sherry L. Knott, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sherry L. Knott, with whom I am personally acquainted, and who acknowledged herself to be the Member of Emerson Farms, LLC a Tennessee limited liability company, the within named bargainer, and that she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as its Member.

Witness my hand and official seal at office, this 11 day of DEC, 2019.

Notary Public

My Commission Expires: 3/8/22

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE EXPIRES Mar 8, 2022 MARY B. CHAMBERS