THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:
DEAN ROBINSON, ATTORNEY
1000 Pleasant Grove Place
Suite 200
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 447754 DEEDQC
07/31/2020 12:09:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200731-0084693

ADDRESS NEW OWNER:
Sandra Annabelle ~~Knapp~~ Montrose et al
241 Jacksonian Drive
Hermitage, Tennessee 37076

MORTGAGEE:
None

SEND TAX BILLS:
Frieda Louise Knapp
241 Jacksonian Drive
Hermitage, Tennessee 37076

MAP-PARCEL:
Map and Parcel 075 13 0 046.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, I, **Charles M. Montrose as Trustee for the Montrose Family Trust,** hereinafter called the Grantor, have bargained and sold, and do hereby quitclaim and convey unto **Sandra Annabelle Montrose, Melissa Jean Knapp, and Frieda Louise Knapp as joint tenants with right of survivorship,** hereinafter called the Grantees, their heirs and assigns, all of my right title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 257, Revised Plan of hermitage Hills, Section 2, as of record in Book 2900, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Charles M. Montrose as Trustee for the Montrose Family Trust, by deed from Ralph L. Ulmer and wife, Marion W. Ulmer, as of record in Instrument No. 20061024-0131527, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 241 Jacksonian Drive, Hermitage, Tennessee 37076.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. This conveyance is also made subject to the fact that no title examination has been performed nor abstract prepared, none having been requested; that no closing services were rendered to the parties by the preparer, none having been requested; and that this instrument has been prepared from information and documents provided by the parties. Consequently, this conveyance does not affect the rights of third parties whose interests may be in effect prior to the date recited herein.

IN WITNESS WHEREOF, I have hereunto set my hand this the 30th day of July, 2020.

Charles M. Montrose Trustee
CHARLES M. MONTROSE, Trustee of The
Montrose Family Trust

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles M. Montrose, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of The Montrose Family Trust, the within named bargainor, and that he as such Trustee executed the foregoing Quitclaim Deed for the purposes therein contained, by signing by himself as Trustee.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 30th day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is NONE.

AFFIANT

Subscribed and sworn before me
this 30th day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY