AFTER RECORDING RETURN TO:
Old Republic Title
530 S Main Street, Suite 1031
Akron, OH 44311
File No. 20071978

Karen Johnson Davidson County
Batch# 470974 DEEDQC
09/04/2020 04:08:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200904-0101487

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Map & Parcel Numbers.: 131-05-0-004.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 31st day of August, 2020, by and between **Lucia Crenshaw McKnight, a married woman, joined in execution by her spouse, Joseph B. McKnight**, a mailing address of 4312 Lindawood Dr, Nashville, TN 37215, hereinafter referred to as Grantor(s) and **Lucia Crenshaw McKnight and Joseph B. McKnight, wife and husband**, a mailing address of 4312 Lindawood Dr, Nashville, TN 37215, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 4312 Lindawood Dr, Nashville, TN 37215

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number: 20200309-0025862, recorded on 03/09/2020 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Lucia Crenshaw McKnight

Lucia Crenshaw McKnight

Joseph B. McKnight

Joseph B. McKnight

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Lucia Crenshaw McKnight and Joseph B. McKnight**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of August, 2020.

Jana Drury

Notary Public
My Commission expires: December 19th, 2023

JANA DRURY
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
COUNTY OF DECEMBER 19, 2023

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Lucia Crenshaw McKnight
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 31st day of August, 2020.

Jana Drury
Notary Public
My Commission Expires: December 19th, 2023

JANA DRURY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
COUNTY OF DECEMBER 19, 2023

Name and address for person(s) responsible for taxes:

Lucia Crenshaw McKnight and Joseph B. McKnight
4312 Lindawood Dr
Nashville, TN 37215

Name and address of property owner:

Lucia Crenshaw McKnight and Joseph B. McKnight
4312 Lindawood Dr
Nashville, TN 37215

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE PLAN OF SNEED ESTATES OF RECORD IN PLAT BOOK 2133, PAGES 10 AND 11 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

TAX ID NO: 131-05-0-004.00

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: DANIEL TALBERT AND WIFE, JILL TALBERT
GRANTEE: LUCIA CRENSHAW MCKNIGHT, A MARRIED WOMAN
DATED: 03/06/2020
RECORDED: 03/09/2020
DOC#/BOOK-PAGE: 20200309-0025862 / NA

PROPERTY COMMONLY KNOWN AS: 4312 LINDAWOOD DR, NASHVILLE, TN 37215

Tennessee Certification of Electronic Document

I, STEVEN ERRINGTON, do hereby make oath that I am a licensed attorney and/or the
Signer's Name
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.

Steven Errington
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Rachel Byers, a notary public for this county and
Notary's Name
state, Steven Errington, who acknowledges that this certification of an electronic
Signer's Name
document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11/13/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Rachel Byers, Notary Public
Allegheny County
My commission expires November 13, 2023
Commission number 1359843
Member, Pennsylvania Association of Notaries

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).