THIS DOCUMENT PREPARED BY/FOR
MAIL TAXES TO:
Laura Knotts
1022 Falls Avenue
Madison TN 37115

Karen Johnson Davidson County
Batch# 562566 DEEDQC
01/27/2021 12:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210127-0012170

20106345

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QUITCLAIM DEED

Correcting Name Transaction Exempt from Transfer Tax per T.C.A. 67-4-409 (A)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Laura J.K. Jennings a/k/a Laura Knotts,** hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **Laura Knotts, as Sole Owner** of 1022 Falls Avenue, Madison TN 37115, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Madison, County of Davidson, State of Tennessee**, to-wit: *

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Montague Valley of Rest, of record in Book 547, Page 38, Register's Office for Davidson County, Tennessee to which Plan reference is here made for a complete description thereof.

Parcel ID No: 052 09 0 014.00

Also known by street and number as: **1022 Falls Avenue, Madison TN 37115**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

* Derivation Clause

The instrument constituting the source of the Borrower's interest in the foregoing described property was a **TR**, recorded in Instrument Number 201808080077943 in the Register's Office of Davidson County, Tennessee.

WITNESS Grantor's hand this 12 day of January, 2021.

Laura J.K. Jennings aka Laura Knotts

Laura J.K. Jennings a/k/a Laura Knotts

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of January, 2021, before me, the undersigned officer, personally appeared **Laura J.K. Jennings a/k/a Laura Knotts**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission expires: 10-18-22

Affidavit of Value

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

Laura J.K. Jennings aka Laura Knotts

Laura J.K. Jennings a/k/a Laura Knotts

State of Tennessee
County of Davidson

Subscribed and sworn before me this 12th day of January, 2021.

Notary Public

My Commission expires: 10-18-22

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of TN
County of Davidson

I hereby swear or affirm that the consideration for this transfer or value of the property transferred whichever is greater is $1.00 (QuitClaim Deed), which amount is greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal, this 14th day January

Affiant

Sworn and Subscribed before me, this 14th day of January

Notary Public

My Commission Expires

02/07/2023

SHARON K BELL
Notary Public - State of Florida
Commission # GG 299506
My Comm. Expires Feb 7, 2023
Bonded through National Notary Assn.

Name and address of Property Owner:
Laura Knotts
1022 Falls Ave
Madison, TN 37115-5345

Name and address of the person or Entity Responsible for the payment of the Real Property Tax:
Laura Knotts
1022 Falls Ave
Madison, TN 37115-5345

True Copy Certification

I, Cody Nall, 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.

Cody Nall
Signature

State of Florida

County of Brevard

Personally appeared before me, Taran King, a notary public for this county andstate, Cody Nall who acknowledges that this certification ofan electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/10/2023
Notary' Seal (if on paper)

TARAN KING
Commission # GG 299911
Expires February 10, 2023
Bonded Thru Troy Fain Insurance 800-385-7019