Instrument Prepared by:
One Trusted Advisor Attorneys
101 Winners Circle, Suite 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 656061 DEEDQC
06/14/2021 02:40:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210614-0079958

ADDRESS NEW OWNER:
Andrew D. Knell and Kolby Knell, Trustees
5705 Sterling Oaks Drive
Brentwood, TN 37027

SEND TAX BILL TO:
Owner

Map - Parcel Numbers
172 05 0B 075.00

## QUIT CLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Andrew David Knell, (herein "Grantor") have this day bargained and sold and do by these presents sell, transfer and convey unto:

Andrew D. Knell and Kolby Knell, Trustees under Knell Marriage Trust dated May 31, 2021 (herein "Grantee"), its successors and assigns, all his right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 75, as shown on the map entitled Final Plat of Sterling Oaks, Phase 1, of record in Book 8250, page 998, Register's Office For Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Andrew David Knell, an unmarried man, by deed from Stephen R. Lorance and Rachel L. Lorance, husband and wife, of record as Instrument No. 20210208-0017915, dated February 5, 2021, Register's Office for Davidson County, Tennessee.

This is improved property known as: 5705 Sterling Oaks Dr., Brentwood, TN 37027.

This transfer is from husband to husband and wife and is an exempt transfer.

The legal description is the same as the previous instrument of record.

The terms and provisions of the Tenancy by the Entirety Trust Code as applicable and as found at T.C.A. 35-15-510 shall apply to this property and or its proceeds.

IN WITNESS WHEREOF, I have hereunto set my signature this 9th day of June, 2021.

Andrew David Knell

State of Tennessee )
County of Williamson )

On this the 9th day of June, 2021, before me, a Notary Public, personally appeared Andrew David Knell, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that such person executed the same as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

KEITH E. McKISSOCK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My commission expires: 3/16/2025

State of Tennessee )
County of Williamson )

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 9th day of June, 2021.

Notary Public

KEITH E. McKISSOCK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My commission expires: 3/16/2025