Karen Johnson Davidson County
Batch# 664695 DEEDQC
06/24/2021 02:08:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210624-0086019

QUITCLAIM DEED

MAIL RECORDED DEED TO:

ELAINE MARGIOTTA
FIRST CHOICE SETTLEMENT, LLC
510 BROADHOLLOW ROAD
SUITE 308
MELVILLE, NY 11747

OWNER (SEND TAX BILLS TO):

WILLIAM FINLEY KNOWLES JR.
LORI MORSCH KNOWLES
700 SAM HOLLOW ROAD
DICKSON, TN 37055

FCS 30498-TN

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM FINLEY KNOWLES JR., a married man, joined by his spouse, LORI MORSCH KNOWLES (herein, "Grantor"), whose address is 700 Sam Hollow Road, Dickson, TN 37055, hereby bargains, sells, remises, releases, quit claims and conveys to WILLIAM FINLEY KNOWLES JR. and LORI MORSCH KNOWLES, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 700 Sam Hollow Road, Dickson, TN 37055, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 5120 Edmondson Pike, Nashville, TN 37211

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 14th day of JUNE, 2021.

PIN NO: 147 10 0 132.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

WILLIAM FINLEY KNOWLES JR.

STATE OF Tennessee
COUNTY OF Dickson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, WILLIAM FINLEY KNOWLES JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of June, 2021.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 1-28-2024

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

GRANTOR:

LORI MORSCH ~~KNOWLES~~

STATE OF Tennessee
COUNTY OF Dickson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, LORI MORSCH KNOWLES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of June, 2021.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 1-28-2024

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Dickson

The actual consideration for this transfer is 0.

Grantee:

Grantee signature: _____
WILLIAM FINLEY KNOWLES JR.

Subscribed and sworn to under oath before me, this 11 day of June, 2021 by WILLIAM FINLEY KNOWLES JR.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 1-28-2024

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Grantee:

Grantee signature: _____
LORI MORSCH KNOWLES

Subscribed and sworn to under oath before me, this 11 day of June, 2021 by LORI MORSCH KNOWLES.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 1-28-2024

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 103 on the plan of Candlestick Farms, Section One, as shown by plat of record in Plat Book 3300, page 56, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20180521-0048632 on May 21, 2018.

PIN NO: 147 10 0 132.00

STREET ADDRESS:

5120 Edmondson Pike, Nashville, TN 37211

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

21-052173 (PS)

<BillNo> <Sponsor>

HOUSE BILL 633

By Wright

AN ACT to amend Tennessee Code Annotated, Title 66, Chapter 24, Part 1, relative to certification of electronic documents.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 66-24-101(d)(3), is amended by deleting the subdivision and substituting instead the following:

(3) An electronic document must be certified by either a licensed attorney or the custodian of the original version of the electronic document and the signature of that person must be acknowledged by a notary public. The certification must be transmitted with the electronic document and recorded by the county register as a part of the document being registered. The certification of an electronic document must be in the following form and the text of the certification must be in no less than ten (10) point font:

I, Richard B Greene, do hereby make oath that ~~I am a licensed attorney~~ and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 11, 2021 (date of document).

Affiant Signature

Date

June 11 2021

State of New York

County of Suffolk

Sworn to and subscribed before me this 11 day of June, 2021

Elaine Margiotta

Notary's Signature

ELAINE MARIE MARGIOTTA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MA6008207
QUALIFIED IN NASSAU COUNTY
Commission Expires JUNE 08, 2022

MY COMMISSION EXPIRES: 6/8/2022

Notary's Seal (if on paper)

SECTION 2. Tennessee Code Annotated, Section 66-24-101(d)(4), is amended by deleting the language "July 1, 2007" and substituting "July 1, 2021".

SECTION 3. This act takes effect July 1, 2021, the public welfare requiring it.