Karen Johnson Davidson County
Batch# 711387 DEEDQC
09/08/2021 11:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210908-0120205

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

**Address New Owners**
Larry A. Knight and
Georgia Rice Knight
221 Battalion Way
Mt. Juliet, TN 37122

**Send Tax Bills To**
Same

**Map-Parcel No.**
122010A45100CO

## Quitclaim Deed by Trustee

Grantor: Larry Allen Knight and Georgia Rice Knight, Co-Trustees of The Knight Joint Property Trust, dated May 8, 2017
Grantee: Larry A. Knight and Georgia Rice Knight, husband and wife

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 40, together with the appurtenant interest in the common elements of Woodland Point Townhomes, Phase X, a horizontal property regime established by Declaration of Covenants, Conditions, Restrictions, of record in Instrument No. 20001011-0101044; First Supplement of record in Instrument No. 20020725-0089575; and Second Supplement of record in Instrument No. 20020904-0107261, Register's Office for said County, said Unit being depicted on the Site Plan attached as Exhibit "C" to the aforementioned Second Supplement of Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020904-0107261, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larry Allen Knight and Georgia Rice Knight, Co-Trustees of The Knight Joint Property Trust, dated May 8, 2017, by deed from Georgia Rice Knight and Larry A. Knight, husband and wife, of record in Instrument No. 20170509-0045763, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 111 Antler Ridge Circle, Nashville, TN 37214.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Larry Allen Knight, Co-Trustee
Grantor

Georgia Rice Knight, Co-Trustee
Grantor

State of Tennessee
County of Sumner

On August 31, 2021, before me personally appeared Larry Allen Knight, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged himself to be the a Co-Trustee of The Knight Joint Property Trust, dated May 8, 2017, for the purpose therein contained, by signing his name as Trustee.

Notary Public
My commission expires: 8/27/2022

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Sumner

On August 31, 2021, before me personally appeared Georgia Rice Knight, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged herself to be the a Co-Trustee of The Knight Joint Property Trust, dated May 8, 2017, for the purpose therein contained, by signing her name as Trustee.

Notary Public
My commission expires: 8/27/2022

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Larry A. Knight, Grantee

Sworn to and subscribed before me on August 31, 2021.

Notary Public
My commission expires: 8/27/2022

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

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**TRUE Copy Certification**

I, Jennifer Berkon, do hereby make oath that I am 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 August 31, 2021.

Jennifer Berkon
Signature

8/31/2021
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 31st day of August, 2021.

April R. Guidry
Notary's Signature
My Commission Expires: 03/25/2025

