Karen Johnson Davidson County
Batch# 717357 DEEDQC
09/16/2021 08:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210916-0124244

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 Owner(s)
Allen L. Knight, Trustee
221 Battalion Way
Mt. Juliet, TN 37122

Send Tax Bills To
Same

Map-Parcel No.
122-01-0A-496.00

Quitclaim Deed to Trustee

Grantor: Larry A. Knight
Grantee: Allen L. Knight, Trustee of the Irrevocable Trust Agreement of Larry A. Knight and Georgia Rice Knight, dated August 31, 2021

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:

Legal Description attached hereto as Exhibit "A."

Being the same property conveyed to Larry A. Knight by deed from Shawn McCoy and Susan McCoy, husband and wife, of record in Instrument No. 20180731-0074503, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 134 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 A. Knight, Grantor

Georgia Rice Knight, Grantor

Georgia Rice Knight, wife of Larry A. Knight, for the consideration expressed herein, joins for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns, all rights, claims and interests of every kind, character and description whatsoever which she now has or may acquire in the future by virtue of her marriage, including but not limited to homestead and any interest in the above described real property as all or a part of an elective share of a surviving spouse as provided by the laws of the State of Tennessee.

State of Tennessee
County of Sumner

On August 31, 2021, before me personally appeared Larry A. 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 that he executed it as his free act and deed.

Notary Public
My commission expires: 3/27/2022

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 that she executed it as her free act and deed.

Notary Public
My commission expires: 3/27/2022

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.

Allen L. Knight, Trustee
Grantee

Sworn to and subscribed before me on Sept 1, 2021.

Notary Public
My commission expires: 03/25/2025

APRIL R. GUIDRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

* *

Exhibit "A"

LAND in Davidson County, Tennessee, being Unit No. 85 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (begin the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in Declaration of Covenants Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20001011-0101044, Register's Office for Davidson County, Tennessee, (The "Original Declaration") amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument Number 20020725-0089575, said Register's Office (The First Supplement and the original Declaration being collectively referred to as the "Declaration"), further amended by Second Supplementary Declaration of Covenants Conditions and Restrictions for Woodland Point Townhomes of record as Instrument Number 20020904-0107261, said Register's Office for said County. The easements, restrictive covenants conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase X, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "C" to said Second Supplement, appearing at Page 4 thereof, and Bylaws appended thereto as Exhibit "B" appearing at Page 32 of the Original Declaration, said Register's Office are incorporated in this Deed by reference and made part hereof the same as though copied herein.

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.

Catherine L. Danton
Notary's Signature
My Commission Expires: 5/25/2022

