Karen Johnson Davidson County
Batch# 769573 DEEDQC
12/08/2021 08:30:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211208-0162485

QUITCLAIM DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
BERT KNIGHT CYNTHIA KNIGHT 102 GUILL COURT NASHVILLE, TN 37214	BERT KNIGHT CYNTHIA KNIGHT 102 GUILL COURT NASHVILLE, TN 37214

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, BERT KNIGHT, a married man, joined by his spouse, CYNTHIA KNIGHT (herein, "Grantor"), whose address is 3243 Lakeshore Drive, Old Hickory, TN 37138, hereby bargains, sells, remises, releases, quit claims and conveys to BERT KNIGHT and CYNTHIA KNIGHT, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 3243 Lakeshore Drive, Old Hickory, TN 37138, 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: 3243 Lakeshore Drive, Old Hickory, TN 37138

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

WITNESS my hand and seal this 15 day of November, 2021.

PIN NO: 054 13 0 040.00

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

GRANTOR:

BERT KNIGHT

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, BERT KNIGHT, 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 15th day of November, 2021.

[Affix Notary Seal]

Vanessa Cortner
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR:

CYNTHIA KNIGHT

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, CYNTHIA KNIGHT, 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 15th day of November, 2021.

[Affix Notary Seal]

Vanessa Cortner
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is **10.00**.

Grantee:

Grantee signature: _____
BERT KNIGHT

Subscribed and sworn to under oath before me, this 15th day of November, 2021 by BERT KNIGHT.

Vanessa Cortner
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

[Affix Notary Seal]

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Grantee:

Grantee signature: _____
CYNTHIA KNIGHT

Subscribed and sworn to under oath before me, this 15th day of November, 2021 by CYNTHIA KNIGHT.

Vanessa Cortner
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

[Affix Notary Seal]

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Legal Description]

BEING PARTS OF LOT NOS. 15 AND 16 ON THE PLAN OF LIFE AND CASUALTY INSURANCE COMPANY'S SUBDIVISION OF DABBS AND ELLIOTT'S PROPERTY, KNOWN AS DUPONTONIA, AS OF RECORD IN BOOK 843, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, DESCRIBED AS FOLLOWS: BEGINNING IN THE CENTER OF PITTS AVENUE AT A POINT 763.2 FEET NORTHEASTERLY FROM THE NORTHEASTERLY MARGIN OF OLD HICKORY BOULEVARD, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO GEORGE WINTON WHITAKER AND WIFE BY DEED FROM CARL FLYNN AND WIFE, OF RECORD IN BOOK 1264, PAGE 161, SAID REGISTER'S OFFICE; THENCE WITH WHITAKER'S SOUTHWESTERLY LINE, SOUTHEASTWARDLY' 108 FEET TO A HACKBERRY TREE; THENCE SOUTHEASTWARDLY 248 FEET TO THE SOUTHERLY LINE OF SAID LOT NO. 15; THENCE NORTH 86 DEGREES 35 MINUTES WEST 189.9 FEET TO THE CORNER OF LOTS NO. 15, 16, AND 17; THENCE WITH THE LINE BETWEEN LOT NOS. 16 AND 17, SOUTH 61 DEGREES 23 MINUTES WEST 31 FEET; THENCE NORTHWESTWARDLY 293 FEET, MORE OR LESS, TO THE CENTER OF SAID AVENUE, THENCE NORTH 67 DEGREES 25 MINUTES EAST 90 FEET TO THE BEGINNING.

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. 20121119-0106608 on November 19, 2012.

PIN NO: 054 13 0 040.00

STREET ADDRESS:

3243 Lakeshore Drive, Old Hickory, TN 37138

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.

21-059535 (JL)

Tennessee Certification of Electronic Document

I, Perre Cabell, 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 11/15/21 (date of document).

Affiant Signature

12/03/2021
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 03 day of DECEMBER, 2021.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

