Karen Johnson Davidson County
Batch# 783515 DEEDQC
01/04/2022 08:35:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220104-0000903

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Stewart 500 N Broadway, Suite 900 St. Louis, MO 63102	Sparkle McKnight and Rico McKnight 2049 Candlewood Drive Madison, TN 37115

Order Number: PMCREF21391331

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Sparkle McKnight, f/k/a, Sparkle Rucker and Rico McKnight, Wife and Husband,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Sparkle McKnight and Rico McKnight, Wife and Husband, as joint tenants with rights of survivorship,** whose address is 2049 Candlewood Drive, Madison, TN 37115, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 24 on the Plan of Final Plat of Candlewood, a Cluster Lot Subdivision, of record in Plat at Instrument No. 20030122-0009060, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 052 12 0A 024.00
Street address of property: 2049 Candlewood Drive, Madison, TN 37115

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20160524-0051896 in the Register's Office, Davidson County, Tennessee.

Signed this 8th day of November, 2021.

Signature of Grantors:

Sparkle McKnight, f/k/a,
Sparkle Rucker

Rico McKnight

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 8th day of November, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Sparkle McKnight, f/k/a, Sparkle Rucker and Rico McKnight known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Nov 6, 2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 052 12 0A 024.00
Street address of property: 2049 Candlewood Drive, Madison, TN 37115

Rico McKnight

Oath of Consideration

I or we, Sparkle McKnight, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.00 .

Signed this 8th day of November, 2021.

Signatures of Affiant(s):

S McKnight / Rico M

Sworn and subscribed before me this 8th day of November, 2021.

Deborah L Gaunt

Notary Public

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 052 12 (BOOK) - 0A (MAP) - 024.00 (PARCEL) - ____ (SPLIT LETTER)

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☒

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (no more than four):

(1) _____ (3) _____

(2) _____ (4) _____

9. ***FOR OFFICIAL USE ONLY: Buyer and Seller leave blank***

(a) County of Recordation: _____

(b) Docket & Page Number: _____

(c) Date of Recording: _____

(d) Fee / Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____

Use Code: **Full Cash Value: $**

2. SELLER'S NAME AND ADDRESS:

Sparkle McKnight and Rico McKnight
2049 Candlewood Drive
Madison, TN 37115

3. (a) BUYER'S NAME AND ADDRESS:

Sparkle McKnight and Rico McKnight
2049 Candlewood Drive
Madison, TN 37115

(b) Are the Buyer and Seller related? Yes ☒ No ☐

If Yes, state relationship: Husband and Wife

4. ADDRESS OF PROPERTY:

2049 Candlewood Drive, Madison, TN 37115

5. MAIL TAX BILL TO:

Sparkle McKnight and Rico McKnight
2049 Candlewood Drive
Madison, TN 37115

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. ☐ Vacant Land
b. ☒ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in Item 6 above, please check **one** of the following:

☒ **To be occupied by owner or "family member."**
☐ **To be rented to someone other than "family member."**

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: _____

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT **(Check Only One Box):**

a. ☐ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☒ Quit Claim Deed
f. ☐ Other:

11. SALE PRICE: $ 0 **00**

12. DATE OF SALE (Numeric Digits): 11/8/2021 (Month / Year)

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: **$** 0 **00**

14. METHOD OF FINANCING:

a. ☐ Cash **(100% of Sale Price)**
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from financial institution:
(1) ☒ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: _____

15. PERSONAL PROPERTY *(see reverse side for definition)*:

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property:

$ _____ **00** **AND**

briefly describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

Stewart Title
500 N. Broadway, STE. 900
St. Louis, Mo 63102 Phone 877-405-2820

18. LEGAL DESCRIPTION *(attach copy if necessary)*: Begin Lot No. 24 of Final Plat of Candelwood, a Cluster of Lots Subdivison, of record in Plat at Instrument No. 20030122-0009060, in Register's Office for Davidson County TN.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent Annette Paullette

State of Missouri, County of St. Louis City

Subscribed and sworn to before me on this 21st day of December 20 21

Notary Public _____

Notary Expiration Date 06/09/2024

Signature of Buyer/Agent Annette Paullette

State of Missouri, County of St. Louis City

Subscribed and sworn to before me on this 21st day of December 20 21

Notary Public _____

Notary Expiration Date 06/09/2024

DOROTHY M HALL
Notary Public, Notary Seal
State of Missouri
St Louis County
Commission # 20434408
My Commission Expires 06-09-2024

DOROTHY M HALL
Notary Public, Notary Seal
State of Missouri
St Louis County
Commission # 20434408
My Commission Expires 06-09-2024

Tennessee Certification of Electronic Document

I, Cheri Hackethal, 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 November 8,2021 (date of document).

Cheri Hackethal
Affiant Signature

November 8, 2021
Date

State of Missouri

County of St Louis

Sworn to and subscribed before me this 8th day of November, 2021.

Vernell Bowers
Notary's Signature

MY COMMISSION EXPIRES: April 19, 2023

NOTARY'S SEAL

VERNELL BOWERS
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: April 19, 2023
15634878