PARCEL No. 092-13-0-407

This Instrument Prepared By:
Paul T. Nowak, Attorney
Paul Nowak Law Firm, P.C.
1107 Murray Creek Lane
Franklin, TN 37069
(615) 224-3654

New Owner and Send Tax Bills:
Timothy Sharpe
302 33rd Ave. N.
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 800778 DEEDQC
02/04/2022 03:38:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220204-0013508

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that I, JOHN RICHARD KNIGHT, for and in consideration of Ten and no/100 Dollars ($10.00) and cash in hand paid, the receipt and sufficiency which is hereby acknowledged, have bargained and sold and hereby convey, remise, release and forever quitclaim unto JOHN RICHARD KNIGHT and TIMOTHY SHARPE, tenants in common with right of survivorship, all of my right, title and interest in and to that certain tract of land located in Davidson County, Tennessee, being more fully described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 60 on the Plan of Hortense Plan of record in Book 161, page 167, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 60 fronts 50 feet on the easterly side of Baron Avenue and extends back easterly between parallel lines140 feet to an alley.
>
> Being the same property conveyed to FLORIAN CEGLAREK and JOHN RICHARD KNIGHT by quitclaim deed from Florian Geclarek, of record as Instrument No. 20170407-0034420, R.O.D.C. Florian Ceglarek is deceased.
>
> No abstract or survey furnished for preparation this instrument.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer, who makes no representations whatsoever other than it has been accurately described from the information provided.

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

WITNESS MY HAND, this 18th day of January, 2022.

JRK
JOHN RICHARD KNIGHT

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, Julie Catterton, a Notary Public of the State and County aforesaid, personally appeared JOHN RICHARD KNIGHT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 18th day of January, 2022.

Julie Catterton
NOTARY PUBLIC

My Commission Expires: 4/26/24

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration for this transfer is $0.

JRK
JOHN RICHARD KNIGHT
AFFIANT

WITNESS my hand and seal, at office, this 18th day of January, 2022.

Julie Catterton
NOTARY PUBLIC

My Commission Expires: 4/26/24