This Instrument Prepared By:
Linda B. Thomas, Esq. BPR #029738
996 Wilkinson Trace, Suite A-1
Bowling Green, KY 42103

Linda B. Thomas, Esq.

Jacque Lynn Martin
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
NOTARY ID# KYNP17244
MY COMMISSION EXPIRES OCTOBER 19, 2024

COMMONWEALTH OF KENTUCKY)
COUNTY OF WARREN)
THE ACTUAL CONSIDERATION FOR
THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE
ME, THIS 27th DAY OF January, 2021.

NOTARY PUBLIC (Signature)
Printed: JACQUE LYNN MARTIN
Notary No.: KYNP17244

Address New Owner and Send Tax Bills to:
KNOTTS RENTALS, LLC.
Attn: Jema Dusteen Knotts
141 Briar Creek Road
Rockfield, KY 42274

Tax Map and Parcel

173-01-001.00

QUITCLAIM DEED

(256-258 Cedarcreek Drive, Nashville, TN 37211)

THIS DEED OF CONVEYANCE, made and entered into as of this 18th day of January, 2022, by and between **WAYNE E. KNOTTS and wife JEMA DUSTEEN KNOTTS a/k/a J. DUSTEEN KNOTTS, his wife**, hereinafter referred to as **GRANTORS;** and **KNOTTS RENTALS, LLC**, a Kentucky limited liability company, whose mailing address is c/o Jema Dusteen Knotts, Managing Member, 141 Briar Creek Road, Rockfield, Kentucky 42274, hereinafter referred to as **GRANTEE**

WITNESSETH: That for no monetary consideration, the Grantors do hereby remise, release and quitclaim, subject to the restrictions, easements and other conditions hereinafter contained, unto the Grantee, its successors or assigns, that certain tract or parcel of land located in Davidson County, Tennessee, commonly known as 256-258 Cedarcreek Drive, Nashville, TN 37211 and more particularly described as follows:

> Land in Davidson County. BEING Lot 84 on the Plan of Cedarwood Estates, Section Two, of record in Book 4860, Page 58, Registrar's Office for Davidson County, to which Plan reference is hereby made for a complete and accurate description thereof.

Karen Johnson Davidson County
Batch# 826655 DEEDQC
03/23/2022 09:20:32 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220323-0033142

Being the same property conveyed to Wayne E. Knotts and wife, J. Dusteen Knotts from Sally Murray Prather (formerly known as Sally O. Murray) and husband Billie W. Prather, dated April 8, 1997 and recorded April 10, 1997 in Book 10412, Page 746, in the Davidson County, Tennessee Records.

Also being the same property conveyed to Wayne E. Knotts and Jema Dusteen Knotts, husband and wife from Wayne E. Knotts and wife J. Dusteen Knotts a/k/a Jema Dusteen Knotts, by Deed dated April 20, 2011 and recorded April 26, 2011 in the Davidson County, Tennessee Records. as No. 2011 0426-00 31671

~~TO HAVE AND TO HOLD the above property together with all of the improvements thereon and all of the appurtenances thereunto belonging, forever, subject however, to the terms and provisions hereof.~~ Parcel ID No: 173-01-001.00

This conveyance is made subject to all existing easements for public roads and public utilities; rules and regulations of the Planning Department of Davidson County, Tennessee; and restrictions, protective covenants, easements and plat notations and applicable to this property including without limitation those Restrictions of record in Book 4963, Page 42, a joint driveway easement of record in Book 4500, Page 46 and re-recorded in Book 5601, Page 418, in the office of the Davidson County, Tennessee Clerk.

The parties hereto state that no monetary consideration was paid for this property. Transfer is exempt from deed transfer tax for the reason that it dissolves a tenancy by the entirety pursuant to T.C.A. § 67-4-409(2). The fair cash value of this property is $299,000.00.

IN TESTIMONY WHEREOF, witness the hands of the Grantors and Grantee on this day and date first above written.

GRANTORS

Wayne E. Knotts

Jema Dusteen Knotts a/k/a J. Dusteen Knotts, his wife

[Notary page to follow]

COMMONWEALTH OF KENTUCKY)
) SS
COUNTY OF WARREN)

The foregoing instrument was acknowledged before me this 18th day of January, 2022, by WAYNE E. KNOTTS and JEMA DUSTEEN KNOTTS a/k/a J. DUSTEEN KNOTTS, Grantors. Both [select one]

(✓) are personally known to me
or
( ) produced driver's license as identification

Jacque Lynn Martin
Notary Public (signature)
Print Name: JACQUE LYNN MARTIN

Jacque Lynn Martin
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
NOTARY ID# KYNP17244
MY COMMISSION EXPIRES OCTOBER 19, 2024

My Commission Expires: 10/19/24
Notary ID No.: KYNP17244

GRANTEE

KNOTTS RENTALS, LLC, a Kentucky limited liability company

By: Jema Dusteen Knotts
Jema Dusteen Knotts, Managing Member

COMMONWEALTH OF KENTUCKY)
) SS
COUNTY OF WARREN)

The foregoing instrument was acknowledged before me this 18th day of January, 2022, by JEMA DUSTEEN KNOTTS, a Managing Member of Knotts Rentals, LLC, a Kentucky limited liability company, and that said instrument was signed on behalf of said limited liability company by proper authority, and the instrument was the act of the limited liability company for the purposes stated above. Grantee. He/she [select one]:

(X) is personally known to me
or
( ) produced his driver's license as identification

Jacque Lynn Martin
Notary Public (signature)
Print Name: JACQUE LYNN MARTIN

Jacque Lynn Martin
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
NOTARY ID# KYNP17244
MY COMMISSION EXPIRES OCTOBER 19, 2024

My Commission Expires: 10/19/2024
Notary ID No.: KYNP17244

AFFIDAVIT OF VALUE

I hereby swear under oath that the actual consideration or value, whichever is greater, for this transfer is $-0-.

Jema Dusteen Knotts

COMMONWEALTH OF KENTUCKY)
) SS
COUNTY OF WARREN)

The foregoing instrument was acknowledged before me this 18th day of January, 2022, by JEMA DUSTEEN KNOTTS. She [select one]

(✓) is personally known to me
or
( ) produced driver's license as identification

Jacque Lynn Martin
Notary Public (signature)
Print Name: JACQUE LYNN MARTIN

My Commission Expires: 10/19/24
Notary ID No.: KYNP17244

Jacque Lynn Martin
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
NOTARY ID# KYNP17244
MY COMMISSION EXPIRES OCTOBER 19, 2024

S:Deeds.Knotts to Knotts Rentals LLC 256-258 Cedarcreek Drive