Karen Johnson Davidson County
Batch# 837821 DEEDQC
04/11/2022 01:56:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220411-0041821

AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL220015633LD

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Map-Parcel No.: 064-12-0-A 432.00 CO

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 24th day of March, 2022, by and between **Phyllis A. Knight, a married person, joined in execution by their spouse, Wendell Knight**, a mailing address of 432 Hunters Pl, Hermitage, TN 37076, hereinafter referred to as Grantor(s) and **Phyllis A. Knight and Wendell Knight, a married couple, as tenants by the entirety**, a mailing address of 432 Hunters Pl, Hermitage, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 432 Hunters Pl, Hermitage, TN 37076

Being the same property conveyed to Phyllis A. Knight, solely, from Esther Terry, in a Quitclaim Deed dated 11/10/2014, and recorded 11/13/2014 under Instrument Number: 20141113-0104833 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Phyllis A. Knight

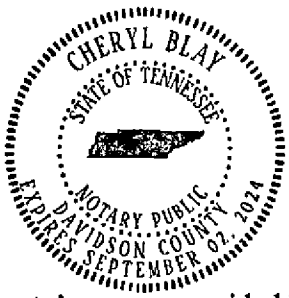
Wendell Knight

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Phyllis A. Knight and Wendell Knight, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Hermitage, TN, this 29 day of March, 2022.

Cheryl Blay
Notary Public
My Commission expires: September 02, 2024



No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Phyllis A. Knight

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 29 day of March, 2022.

Notary Public
My Commission Expires: September 02, 2024

Name and address for person(s) responsible for taxes:

Phyllis A. Knight and Wendell Knight
432 Hunters Pl
Hermitage, TN 37076

Name and address of property owner:

Phyllis A. Knight and Wendell Knight
432 Hunters Pl
Hermitage, TN 37076

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES SEPTEMBER 02, 2024

Exhibit A

Legal Description

The following described property situated in the County of DAVIDSON, State of TENNESSEE, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 432, ON THE PLAN OF FOX RUN SECOND REVISION -PART OF SECTION 2 AND FIRST REVISION, PART OF SECTION 1 , OF RECORD IN BOOK 6250, PAGE 118; AND AS DESCRIBED IN MASTER DEED OF RECORD IN BOOK 5513, PAGE 713, AS CORRECTED IN BOOK 5895, PAGE 516, BOOK 5936, PAGE 301, BOOK 6370, PAGE 817, AND BOOK 8510, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO PHYLLIS A. KNIGHT, SOLELY FROM ESTHER TERRY, DATED 11/10/2014, RECORDED 11/13/2014, DEED INSTRUMENT NO. 20141113-0104833, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel/APN/Tax ID: 064-12-0-A 432.00 CO

Certificate of Authenticity

I, Jennifer Terranova, 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 3/29/2022.

Date

Jennifer Terranova

Affiant Signature

3/30/2022

Date

State of New York

County of Ontario

Sworn to and subscribed before me this 30 day of March, 20 22.

Kimberly L. Atkins

Notary Signature

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022

My Commission Expires: 04/22/2022

Date

Notary's Seal (if on paper)