QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 933647 DEEDQC
10/25/2022 02:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221025-0115752

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Sarah Bird Kneff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF OCT, 2022.

Notary Public

My Commission Expires March 3, 2025

KAREN L. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Michael Kneff and Sarah Bird Kneff	**New Owners**	**083 03 0 001.00**
(Name) **65 Creighton Ave**		
(Address) **Nashville, TN 37206**		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Michael Kneff, formally a single man and Sarah Bird Kneff (formally a single woman known as Sarah Reid Bird)** hereinafter referred to as Grantors, hereby quitclaims to **Michael Kneff and Sarah Bird Kneff, husband and wife**, their heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Scott Avenue Annex of record in Plat Book 2331, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 12 fronts 37 feet on the Northerly side of Creighton Street and runs back 142.6 feet on the Westerly line and 146.1 feet on the Easterly line to a deed line, which is a broken line, and measures 27.1 feet thereon.

Being the same property conveyed to Michael Kneff, a single man and Sarah Reid Bird, a single woman, as tenants in common with the right of survivorship from Wendy S. Trezise and William J. Trezise, wife and husband by Warranty Deed dated August 14, 2020 and recorded on August 17, 2020 in Instrument No. 20200817-0091658, Register's Office for Davidson County, Tennessee.

This is Improved Property commonly known as: 65 Creighton Avenue, Nashville, Tennessee 37206

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

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE GRANTEE. NO TITLE SEARCH WAS PERFORMED. PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

IN WITNESS WHEREOF, has hereunto set his signature, on this, the 17 day of OCT, 2022.

Michael Kneff

Sarah Reid Bird N/K/A Sarah Bird Kneff

Sarah Reid Bird N/K/A Sarah Bird Kneff

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Kneff and Sarah Reid Bird N/K/A Sarah Bird Kneff**, the Grantors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 17 day of OCT, 2022.

NOTARY PUBLIC

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:

My Commission Expires
March 3, 2025

Certificate of Authenticity

I, Tonya Loftin, 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 October 17, 2022.

Date

Tonya Loftin

Affiant Signature

October 25, 2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25th day of October, 2022.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)