Name and Address of New Owner(s):
Annelia Knight
7812 Pleasant Hill Rd.
Cross Plains, TN 37049

Karen Johnson Davidson County
Batch# 964040 DEEDQC
01/24/2023 01:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230124-0005479

Send Tax Bills To:
New Owner(s)

This Instrument Prepared By:
Steven Disser, Esq.
Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Map & Parcel No: 044 13 0 061.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Annelia B. Knight, an unmarried woman,** hereinafter called the Grantor, quitclaims unto **Deelia Reneé Owens, a married woman,** hereinafter called the Grantee, all my title and interest, if any, **but reserving a life estate unto myself, Annelia B. Knight, an unmarried woman,** to the following described real estate in Davidson County, Tennessee:

See attached Exhibit "A"

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 19th day of January, 2023.

Annelia B. Knight (SEAL)
Annelia B. Knight

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Annelia B. Knight, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 19th day of January, 2023.

STATE OF TENNESSEE NOTARY PUBLIC
STEVEN PAUL DISSER
COUNTY OF DAVIDSON

Notary Public
My commission expires: 3/13/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Annelia B Knight
(Affiant)

Sworn to and subscribed before me this 19th day of January, 2023.

Notary Public
My commission expires: 3/3/25

STATE OF TENNESSEE NOTARY PUBLIC
STEVEN PAUL DISSER
COUNTY OF DAVIDSON

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 34 on the Map of Knoll Subdivision, of record in Book 2330, Page 94, Register's Office for Davidson County, Tennessee, described as follows:

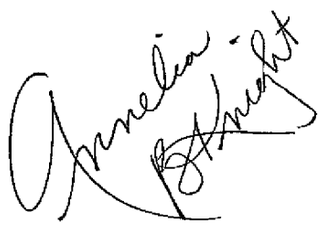
Said Lot No. 34 fronts 114.8 feet on the southwesterly side of Robinson Road and extends back 195.8 feet on the northwesterly line and 204 feet on the southeasterly line to a line in the rear on which it measures 98.6 feet.

Being the same property conveyed to Preston R. Matthews and wife, Wilma Stephenson Matthews by Installment Deed from Bacoroa, Inc. of record in Book 2992, Page 27, Register's Office for Davidson County, Tennessee. The said Preston R. Matthews having since died on August 7, 1998 and the said Wilma Stephenson Matthews, a/k/a Wilma Jelette Matthews and a/k/a Wilma J. Matthews, having since died on March 28, 2000. ~~A certified copy of the Last Will and Testament of the said Wilma Jelette Matthews is being recorded simultaneously herewith.~~ (X)

Being the same property conveyed to Bobby Joe Knight and wife, Annelia B. Knight, by Warrranty Deed from Kevin Matthews, Robert Matthews and Terry Matthews, Ricky Matthews and Donna Matthews Marks, all as devisees under Will of Welma Jelette Matthews, of record in Instrument No. 200007070067440, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THAT PORTION OF THE ABOVE PROPERTY DIVESTED OUT OF PRESTON R. MATTHEWS AND WIFE, WILMA STEPHENSON MATTHEWS AND VESTED IN THE STATE OF TENNESSEE BY FINAL CONSENT JUDGMENT OF RECORD IN BOOK 4423, PAGE 632, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Being a part of Lot No. 34 on the map of Knoll Subdivision, as of record in Book 2330, Page 94, Register's Office for Davidson County, Tennessee, more particularly described as follows: BEGINNING at a point in the southwesterly margin of Robinson Road, said point being the common corner of Lots Nos. 33 and 34 on said Map; thence with the said margin southeastwardly 114.8 feet, more or less, to the common corner of Lots Nos. 34 and 35 on said plan; thence with the common line of Lots 34 and 35, South 63 degrees West 16 feet, more or less, to a point on a curved line to the left; thence with the said curved line, northwestwardly 111 feet, more or less, to the common line of Lots Nos. 33 and 34 on said Map; thence with said lot lines, North 61 degrees 30 minutes East 16 feet, more or less, to the point of beginning, containing 1875 square feet, more or less.



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 1-19-23.

Affiant Signature

1-19-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 19 day of January, 2023.

Notary Signature

My Commission Expires: 5-9-26

