Karen Johnson Davidson County
Batch# 1013761 DEEDQC
06/12/2023 08 15 25 AM 4 pgs
Fees $22 00 Taxes $0 00
20230612-0044146

This Instrument Was Prepared By
Jackson M Welch, Jr , Esq
Hartzog & Silva, PLLC
123 Fifth Avenue North
Franklin, Tennessee 37064

Address of New Owner:
Regina Ann Knight
566 Eastside Drive
White Bluff, TN 37187

Send Tax Bills To:
Same

Map-Parcel:
11200012100

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made

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QUITCLAIM DEED

For good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to correct and adjust the legal description of the adjoining tracts of real property owned by Grantees, **Rhonda Kay Segrest and Regina Ann Knight** ("Grantor"), does hereby grant, transfer, release, remise and forever quitclaim unto **Jackson M. Welch, Jr., Trustee**, his successors and assigns, all of Grantors' right, title, and interest in and to that certain tract or parcel of land situated in Davidson County, Tennessee, with said tract or parcel of land being more particularly described as follows::

See Exhibit A attached hereto and incorporated herein by this reference

This is improved property known as 4126 Gourley Rd., Pegram, TN 37143.

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

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

And now, I, the said **Jackson M. Welch, Jr., Trustee**, for the express purpose of carrying out the intent of this instrument as set out herein, do hereby convey, and forever quitclaim unto **Regina Ann Knight**, her heirs, successors, and assigns, the same property hereinabove described and set forth, to which reference is hereby made. Said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 7 day of June, 2023.

GRANTOR:

Rhonda Kay Segrest

Rhonda Kay Segrest

Regina Ann Knight

Regina Ann Knight

Jackson M. Welch, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rhonda Kay Segrest** and **Regina Ann Knight**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 7th day of June, 2023.

DENISE L. COLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Denise Cole

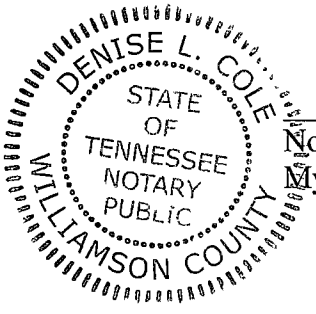
Notary Public

My Commission Expires: 2/7/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jackson M. Welch, Jr., Trustee**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 7th day of June, 2023.



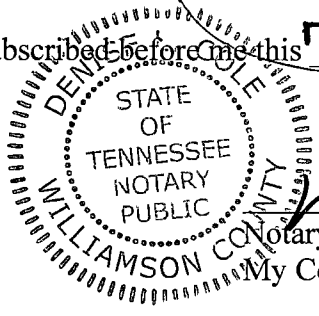
Notary Public
My Commission Expires: 2/7/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SWORN to and subscribed before me this 7th day of June, 2023.



Notary Public
My Commission Expires: 2/7/2024

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot 1 on the Plat of Minor Subdivision for Lot 1 of Dorothy Jennette Irrevocable Trust Property, which is of record in Instrument No. 20230313-0018173, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Regina Knight by Quitclaim Deed from Rhonda Kay Segrest, of record in Instrument No. 20230418-0028282, Register's Office for Davidson County, Tennessee.