Karen Johnson Davidson County
Batch# 1070075 DEEDQC
11/09/2023 03:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231109-0087766

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
French Rayburn McKnight, Jr. and Claire Ragland McKnight, Co-Trustees 411 Jackson Boulevard Nashville, TN 37205	Same	116 14 0 129.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, FRENCH MCNIGHT, JR. and CLAIRE RAGLAND MCKNIGHT a/k/a EVELYN CLAIRE MCKNIGHT (collectively, the "Grantor"), hereby quitclaim and convey to FRENCH RAYBURN MCKNIGHT, JR. and CLAIRE RAGLAND MCKNIGHT, CO-TRUSTEES OF THE 411 JACKSON BOULEVARD COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee more particularly as follows:

> House and lot known as 411 Jackson Boulevard in Davidson County Tennessee being Lot No. 1 on the Resubdivision (of record in Book 4955, Page 7, R.O.D.C), of the northerly part of Lot No. 44, all of Lot Nos. 45 and 46 and the southeasterly part of Lot No. 47, on the Plan of W. S. Bransfords Subdivision of record in Book 547, Page 133, of record in Book 4955, Page 7, Register's Office for Davidson County, Tennessee, to which plans reference is here made for a more complete and accurate description of said lot.

Being the same property conveyed by deed of record as Instrument No. 20130123-0007482, Register's Office for Davidson County, Tennessee.

This is improved property known as 411 Jackson Boulevard, Nashville, TN 37205.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 31 day of October, 2023.

FRENCH MCKNIGHT, JR.

CLAIRE RAGLAND MCKNIGHT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, French McKnight, Jr. and Claire Ragland McKnight, 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, at office, as of this 31st day of October, 2023.

Notary Public
My Commission Expires: 8/7/24

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 31st day of October, 2023.

Notary Public
My Commission Expires: 8/7/24

36642380.1

Tennessee Certification of Electronic Document

I, Emerald Burns, 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 31, 2023 (date of document).

Emerald Burns
Affiant Signature

November 9, 2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 07-07-2025

NOTARY'S SEAL

