Karen Johnson Davidson County
Batch# 1071916 DEEDQC
11/15/2023 10:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231115-0089017

This Instrument Was Prepared By:
Ross W. Bomholt
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

William Brian Knoop, Affiant

Subscribed and sworn to before me this 13th day of November, 2023.

Notary Public
My Commission Expires: May 9, 2026

ROSS W. BOMHOLT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2026

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NO.
William Brian Knoop, Trustee 2325 Traemoor Village Place Nashville, TN 37209	Same	114-07-0A-109-00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **William Brian Knoop and Teresa Jane Knoop**, husband and wife, the "**Grantors**", do hereby convey and quitclaim unto **William Brian Knoop and Teresa Jane Knoop, Co-Trustees of the William Brian Knoop and Teresa Jane Knoop Community Property Trust dated November 6, 2023**, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 13th day of November, 2023.

William Brian Knoop

Teresa Jane Knoop

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Ross W. Bomholt, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared William Brian Knoop and Teresa Jane Knoop, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 13th day of November, 2023.

Notary Public

My Commission Expires: May 9, 2026

ROSS W. BOMHOLT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2026

EXHIBIT A

LAND in Davidson County, Tennessee, being Unit No. 109 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No: 20070323- 0035561; amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No: 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Teresa Jane Knoop and William Brian Knoop, wife and husband, by deed from Leah Lennox, a single woman, of record in Instrument No. 20230410-0025415 dated April 6, 2023, Register's Office for Davidson County, Tennessee.

The above described property is improved property known as 2325 Traemoor Village Place, Nashville, Tennessee 37209.

Tennessee Certification of Electronic Document

I, Ross W. Bomholt, 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 November 13, 2023 (date of document).

Affiant Signature

11-13-23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

