Karen Johnson
Batch # 1157461
07/12/2024 01:01:29 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240712-0052587

THIS INSTRUMENT PREPARED BY:
Randle S. Davis, Esq.
103 Wexford Hall
Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED AND NO OPINIONS RENDERED

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NEW OWNER ADDRESS:	**SEND TAX NOTICES:**	**TAX MAP/PARCEL NO.:**
Katelin Ann Fields		**Map: 064-12-0-A**
526 Knapp Farm Drive	**same**	**Parcel: 526.00-CO**
Nashville, TN 37076		

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QUITCLAIM DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Tennessee Baptist Foundation**, a Tennessee Non-Profit Religious Corporation (referred to herein as "Grantor"), has bargained and by these presents does hereby quitclaim and convey unto **Katelin Ann Fields** (referred to herein as the "Grantee"), her successors and assigns forever, all of Grantor's right, title and interest, in and to the following described tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

(See **Exhibit "A"** attached hereto and incorporated herein by reference.)

Being improved property located at and otherwise known as 526 Knapp Farm Drive, Nashville, TN 37076.

Said property is conveyed subject to all limitations, restrictions and encumbrances as may affect the premises. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12th day of July 2024.

TENNESSEE BAPTIST FOUNDATION

By: _____
Name: Tod Tanner
Title: Authorized Officer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Tod Tanner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be an authorized officer of **Tennessee Baptist Foundation**, a Tennessee Non-Profit Religious Corporation, and that he, as such authorized officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of **Tennessee Baptist Foundation.**

WITNESS my hand and seal at Franklin, Tennessee, ~~this~~ 12th day of July 2024.

Notary Public

06/20/28
My Commission Expires

RANDLE S. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

****

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF Wilson **)**

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 12th day of July 2024.

Notary Public

06/20/28
My Commission Expires

RANDLE S. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Exhibit "A"

Property Description

LAND in Davidson County, Tennessee, being all of Unit No. 526, Fox Run, Second Revision – Part of Section 2, and First Revision – Part of Section 1, according to plat and survey of same appearing of record in Plat Book 6250, Page 118, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot, together with the appurtenant interest in the common elements of Fox Run (Section Two), a Horizontal Property Regime established by Master Deed of record in Book 5535, Page 713, corrected in Book 5895, Page 516 and Book 5936, Page 301, and amended in Book 6370, Page 817; Book 8510, Page 92; and Book 8510, Page 95, said Register's Office.

BEING the same property conveyed to **Tennessee Baptist Foundation**, a Tennessee Non-Profit Religious Corporation, by Special Warranty Deed from the **Estate of Jo Ann Davis** (aka JoAnn Davis) dated July 12, 2024, and of record as Instrument 20240712005258 6 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/ condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements or record, and (5) any and all other matters of public record.

This is improved property known as 526 Knapp Farm Drive, Nashville (Davidson County), Tennessee 37076.