Karen Johnson
Batch # 1161249
07/24/2024 10:46:41 AM
Fees: $27.00 Taxes: $0.00

Davidson County
DEEDQC
5 pgs

20240724-0055851

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Jane Knapp Walling, Affiant
Subscribed and sworn before me this the
24 Day of July, 2024.
J. Rivera, Deputy Register

(Above reserved for official use only)

RECORDING REQUESTED BY:
Scott Douglas Knapp

INSTRUMENT PREPARED BY:
JANE KNAPP WALLING
3847 CROSS CREEK RD, NASHVILLE
Nashville (Default) Jane Walling | 3847 Cross Creek Road, Nashville, TN 37215 | USA, Tennessee 37215-2529

RETURN DEED TO:
Scott Douglas Knapp
3847 CROSS CREEK RD, NASHVILLE
Nashville (Default) Jane Walling | 3847 Cross Creek Road, Nashville, TN 37215 | USA, Tennessee 37215-2529

SEND TAX STATEMENTS TO:
Scott Douglas Knapp
3847 CROSS CREEK RD, NASHVILLE
Nashville (Default) Jane Walling | 3847 Cross Creek Road, Nashville, TN 37215 | USA, Tennessee 37215-2529

JANE KNAPP WALLING
3847 CROSS CREEK RD, NASHVILLE
Nashville (Default) Jane Walling | 3847 Cross Creek Road, Nashville, TN 37215 | USA, Tennessee 37215-2529
Tax Parcel ID/APN # 117-13-95
Prior Instrument Reference: of the Recorder of Tennessee County, Tennessee

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE
COUNTY OF TENNESSEE

THIS DEED is made this day of July 23, 2024, by and between the **"Grantor,"**

JANE KNAPP WALLING, an unmarried individual residing at 3847 CROSS CREEK RD, NASHVILLE, Nashville (Default) Jane Walling | 3847 Cross Creek Road, Nashville, TN 37215 | USA, Tennessee 37215-2529

AND the **"Grantees,"**

Scott Douglas Knapp, an unmarried individual residing at 3847 CROSS CREEK RD, NASHVILLE, Nashville (Default) Jane Walling | 3847 Cross Creek Road, Nashville, TN 37215 | USA, Tennessee 37215-2529

JANE KNAPP WALLING, an unmarried individual residing at 3847 CROSS CREEK RD, NASHVILLE, Nashville (Default) Jane Walling | 3847 Cross Creek Road, Nashville, TN 37215 | USA, Tennessee 37215-2529

FOR VALUABLE CONSIDERATION of the sum of one dollar ($1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantees and Grantees' heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the **"Property"**), together with all hereditaments and appurtenances belonging thereto, located in Tennessee county, Tennessee, subject to any restrictions herein:

Property Address: 3847 CROSS CREEK RD, NASHVILLE, Nashville (Default) Jane Walling | 3847 Cross Creek Road, Nashville, TN 37215 | USA, Tennessee 37215-2529

Legal description(s) attached separately. Exhibit A

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantees on 7-24-2024 (date).

Grantor (or authorized agent)

x/ Jane Knapp Walling

Print Name: Jane Knapp Walling

NOTARY ACKNOWLEDGMENT

COUNTY OF DAVIDSON

On 07/24/2024 before me, Sean Welton Scott, [✓ personally appeared] [___ personally appeared by audio-video communication] **JANE KNAPP WALLING**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

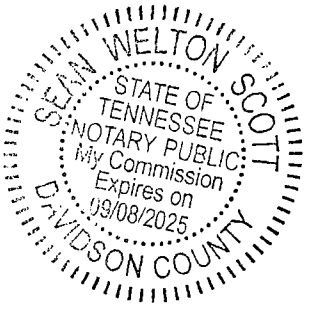


Exhibit A

Davidson County DEEDWARR
Recvd: 05/31/01 11:09 3pgs
Fees:15.00 Taxes:758.50
[redacted]
20010531-0056212

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2001

Notary Public

MY COMMISSION EXPIRES: 12-25-03
(NOTARIAL SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

Source of Title

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-2085

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane Knapp Walling	None	117-13-95
(NAME)	(NAME)	
3847 Cross Creek Road		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bryan Lee Sasser and Ashley Baker Sasser, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jane Knapp Walling

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 59 on the plan of Woodmont Estates, Section No. 2 of record in Book 1130, Page 99, said Regsiter's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Included in the above description, but expressly excluded therefrom is a tract of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4043, Page 24, said Register's Office, described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being a part of Lot No. 59 on the Plan of Woodmont Estates, Section No. 2, as of record in Book 1130, Page 99, said Register's Office, described as follows:

Beginning at a point where the lot line between Lot Nos. 58 and 59 intersect the present northerly margin of Abbott-Martin Road; thence South 88 deg. East with the said margin of said Road, 174.7 feet to the beginning of a curve; thence around said curve, in a northeasterly direction 46.02 feet to the westerly margin of Sugar Tree Road; thence northwesterly along the west margin of Sugar Tree Road, 5 feet to a point; thence southwesterly around a curve, a distance of 46.02 feet to the new relocated margin of Abbott-Martin Road; thence North 88 deg. West 174.7 feet along the new relocated northerly margin of Abbott-Martin Road to a point.; thence southerly along the lot line between Lot Nos. 58 and 59, to the point of beginning.

Being that same property conveyed to Bryan Lee Sasser and George F. Sasser by deed from Lorene White Stuart of record in Book 9808, Page 590, said

CONTINUED