Karen Johnson
Batch # 1236462
02/12/2025 08 28 17 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250212-0010571

NEW OWNER:
Scott Knecht
536 Augusta Drive
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:
Carolyn Christoffersen, Attorney At Law
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

File No. 25-0018

Prepared from information supplied by the parties; No title work performed or tax advice given.

Map/Parcel:
075-04-0-117.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cindy Knecht**, does hereby convey her interest in the below property unto **Scott Knecht**, his heirs and assigns, forever, all of her right, title and interest in and to the following tracts or parcels of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 398 on the Plan of Tulip Grove, Section 6, of record in Plat Book 4460, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 398 fronts westerly margin of Augusta Drive 100.00 feet and runs back between lines which measure 139.73 feet on the South; 140.0 feet on the North to a line in the rear, which is a broken line, which measures 108.88.

Being the same property conveyed to Scott Knecht and Cindy Knecht, husband and wife, by Warranty Deed from Tad Franklin Knecht, a single man, dated May 2, 2022 and of record in Instrument No. 20220513-0055450, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 536 Augusta Drive, Hermitage, TN 37076.

WITNESS SIGNATURE(S) this 10th day of February, 2025.

Cindy Knecht

Cindy Knecht

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, **Cindy Knecht**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of February, 2025.

Notary Public

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 09/23/2025

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

Affiant

Sworn to and subscribed to before me, this the 10th day of February, 2025.

Notary Public

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 09/23/2025