Karen Johnson Davidson County
Batch# 1252143 DEEDQC
03/26/2025 07:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250326-0022450

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Knightfall Properties, LLC
11176 Portobelo Drive
San Diego, CA 92124

Send Tax Bill to:
Owner

Map-Parcel Numbers:
072 11 0D 002.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 22 day of February, 2025.

Notary Public

My Commission Expires:
3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KIMBERLY KNIGHT, AN UNMARRIED WOMAN,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO , **KNIGHTFALL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE,** MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as **1808A Branch Street, Nashville, TN 37216**.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 22 day of February, 2025.

Kimberly Knight

STATE OF California
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly Knight, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of February, 2025.

My commission expires: May 7 2028 Notary Public

YAHYA ALGATHAB
Notary Public - California
San Diego County
Commission # 2489626
My Comm. Expires May 7, 2028

YAHYA ALGATHAB
Notary Public - California
San Diego County
Commission # 2489626
My Comm. Expires May 7, 2028

Exhibit A

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 1808 Branch Street Townhomes, a horizontal property regime with private elements, as established by Declaration in Instrument No. 20140401-0027046, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Kimberly Knight, an unmarried woman, by deed from Austin Conrad and Aubrey Conrad, husband and wife, dated 03/03/2020, of record in Instrument No. 20200305-0024645, said Register's Office.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2/22/2025.

Affiant Signature

3/25/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY