Karen Johnson Davidson County
Batch# 1263447 DEEDQC
04/23/2025 12:50:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250423-0031214

This Instrument Prepared By:
Brandon R. Meredith
100 Bluegrass Commons Blvd, Suite 2370
Hendersonville, Tennessee 37075
615.822.8822

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Jack Issa 1812 Merritt St Old Hickory, TN 37138	Same	P/O Map & Parcel No: 04313010100

FOR AND IN CONSIDERATION of other monetary consideration, I, Matthew Knight, (the "Grantor"), do hereby quitclaim, transfer and convey all of my interest in and to the following described property to Jack Issa (the "Grantee"), said property being certain tracts or parcels of land in the County of Davidson, State of Tennessee, and more particularly described as:

See Exhibit A attached hereto:

BEING a portion of the same property conveyed to Matthew Knight, unmarried, from Jack Issa pursuant to Warranty Deed dated December 21, 2020, of record in the Register's Office for Davidson County, Tennessee as Instrument Number 20201221-0151626. See also Agreed Order and Judgment entered in the matter of Jack Issa vs. Matthew Knight, Elizabeth Dyer, Nationstar Mortgage LLC and Volunteer Mortgage Loan Servicing, Davidson County Chancery Court Case No. 22-1671-III, of record in the Register's Office for Davidson County, Tennessee as Instrument Number 20250403-0025262.

This property is a part of property commonly known as 331 Maple Street, Madison, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of records.

This transfer is by quitclaim and we make no warranties about the title. This deed is prepared on information provided by the Grantor and no examination has been made by the Preparer.

Property is subject to liens, covenants, restrictions and encumbrances of record.

IN TESTIMONY WHEREOF, Grantor has executed this deed on the 24 day of March, 2025.

Matthew Knight
MATTHEW KNIGHT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, William Austin Taylor Brigman, a Notary Public in and for said County and State, aforesaid, personally appeared Matthew Knight, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at the office in Goodlettsville, Davidson County, Tennessee, this 24 day of March, 2025.

William Austin Taylor Brigman
NOTARY PUBLIC

My Commission Expires: 07/08/2025

WILLIAM AUSTIN TAYLOR BRIGMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~SUMNER~~) Davidson

This instrument is exempt from any and all transfer taxes pursuant to TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi), and valuation unto pursuant to TENN. CODE ANN. § 67-4-409(a)(1)(E), there being no consideration paid for the transfer.

Affiant

Sworn to and subscribed before me
This 14 day of April, 2025.

Notary Public

My Commission Expires: 7/6/2026

LUENA MYSJA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

EXHIBIT A

Parcel 101.00 Area of Release
Legal Description

BEING located in the 9th Councilmanic District of Davidson County, Tennessee, being located southwesterly of the East Old Hickory Boulevard and 4th Avenue intersections and being a portion of Lot 21 of Block "C" of Forest Park Subdivision as recorded as Plat Book 843, Page 44 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at the northeasterly corner of Lot 21 of Block "C" of Forest Park Subdivision as recorded as Plat Book 843, Page 44 in the Register's Office of Davidson County, Tennessee said point also being the northwesterly corner common to Lot 22 of Block "C" of Forest Park Subdivision;

Thence with the following four calls for the northerly portion of Lot 21 of Block "C" of Forest Park Subdivision as follows: S 04°46'26" E a distance of 51.70' to a point;

Thence S 85°13'34" W a distance of 50.00' to a point;
Thence N 04°46'26" W a distance of 51.70' to a point;

Thence N 85°13'34" E a distance of 50.00' to a point, which is the point of beginning, having an area of 2,585 square feet, 0.06 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated February 27, 2024.



CERTIFICATE OF AUTHENTICITY

I, Brandon R. Meredith, do hereby make oath that I am a licensed attorney and/or the custodian of the original certified 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 March 24, 2025 (date of document).

BR
Affiant Signature

4/23/2025
Date

STATE OF TENNESSEE

COUNTY OF Sumner

Sworn to and subscribed before me this 23 day of April, 2025.

Brittany Britt
Notary's Signature

My Commission Expires: May 3, 2027

BRITTANY BRITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2027