Karen Johnson Davidson County
Batch# 1335498 DEEDQC
10/17/2025 03:24:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251017-0083072

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners
David G. Knoble, Jr., Trustee
276 Bluegrass Dr.
Hendersonville, TN 37075

Send Tax Bills To
Same

Map-Parcel No.
051 03 0 040.00

Quitclaim Deed to Trustee

Grantor: David G. Knoble (unmarried)
Grantee: David G. Knoble, Jr., Trustee of the Revocable Trust Agreement of David G. Knoble, Jr., dated October 17, 2025

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 18 on the Plan of Stratton Heights, as of record in Plat Book 1835, page 13, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David G. Knoble, unmarried by deed from Kenneth M. Keator and wife Bettie J. Keator, of record in Instrument Number 20180731-0074744, Register's Office for Davidson County, Tennessee.

David G. Knoble and David G. Knoble, Jr. are one and the same person.

This is improved property, known as: 820 Vantrease Rd., Madison, TN 37115.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986

David G. Knoble, Grantor

State of Tennessee
County of Sumner

On October 17, 2025, personally appeared before me, David G. Knoble, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public

My commission expires: 12/27/2027

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

David G. Knoble, Jr., Trustee
Grantee

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Sworn to and subscribed before me on October 17, 2025.

Notary Public

My commission expires: 12/27/2027

* *

TRUE Copy Certification

I, Jennifer Berkon, ~~Sarah Marlett~~, do hereby make oath that I am the custodian of the original 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 October 17, 2025.

Signature

10/17/2025
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on October 17, 2025.

Notary's Signature
My Commission Expires: 7/3/2028

AGATHA WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/03/2028