Karen Johnson
Batch # 1339250
10/29/2025 09 27 27 AM
Fees $32 00 Taxes $0 00
Davidson County
DEEDQC
6 pgs
20251029-0085985

QUITCLAIM DEED

MAIL RECORDED DEED TO:

THOMAS K KNOX, TRUSTEE
KAREN W KNOX, TRUSTEE
100 THORNDALE DRIVE, #151
SAN RAFAEL, CA 94903

OWNER (SEND TAX BILLS TO):

THOMAS K KNOX, TRUSTEE
KAREN W KNOX, TRUSTEE
100 THORNDALE DRIVE, #151
SAN RAFAEL, CA 94903

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, THOMAS K KNOX and KAREN W KNOX, husband and wife (herein, "Grantor"), whose address is 100 Thorndale Drive, #151, San Rafael, CA 94903, hereby bargains, sells, remises, releases, quit claims and conveys to THOMAS K KNOX AND KAREN W KNOX, TRUSTEES, or any successors in trust, under the KNOX FAMILY TRUST dated October 2, 2025 and any amendments thereto (herein, "Grantee"), whose address is 100 Thorndale Drive, #151, San Rafael, CA 94903, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee

SEE EXHIBIT A ATTACHED HERETO

Property street address 2005 Eastside Avenue, Nashville, TN 37206

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(1)(D) as it is a transfer by quitclaim deed for no consideration.

PIN NO 094-02-0-215

This Instrument Prepared By REGINALD P HARRION, ESQ
C/O U S DEEDS, P A
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 2nd day of October, 2025

GRANTOR:

Thomas K. Knox

Thomas K Knox

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

ACKNOWLEDGMENT

State of CALIFORNIA)
County of MARIN)

On October 2, 2025 before me, Leticia Thorpe, the Notary Public, personally appeared Thomas K Knox, who proved to me 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

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Signature Leticia Thorpe (Seal)

LETICIA THORPE
Notary Public - California
Marin County
Commission # 2500472
My Comm. Expires Oct 20, 2028

GRANTOR:

Karen W. Knox

Karen W Knox

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

ACKNOWLEDGMENT

State of CALIFORNIA)
County of MARIN)

On October 2, 2025 before me, Leticia Thorpe, the Notary Public, personally appeared Karen W Knox, who proved to me 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

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Signature Leticia Thorpe (Seal)

LETICIA THORPE
Notary Public - California
Marin County
Commission # 2500472
My Comm. Expires Oct 20, 2028

OATH OF CONSIDERATION

STATE OF CALIFORNIA
COUNTY OF MARIN

The actual consideration for this transfer is #10.00

Grantee:

Knox Family Trust dated October 2, 2025

Thomas K. Knox

Thomas K Knox, Trustee

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State of CALIFORNIA
County of MARIN

Subscribed and sworn to (or affirmed) before me on this 2nd day of October, 20 25, by Thomas K Knox, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me

Witness my hand and official seal

Leticia Thorpe

Signature of Notary Public

[Affix Notary Seal]

LETICIA THORPE
Notary Public - California
Marin County
Commission # 2500472
My Comm Expires Oct 20, 2028

Grantee:

Knox Family Trust dated October 2, 2025

Karen W. Knox

Karen W Knox, Trustee

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

State of CALIFORNIA
County of MARIN

Subscribed and sworn to (or affirmed) before me on this 2nd day of October, 20 25, by Karen W Knox, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me

Witness my hand and official seal

Leticia Thorpe

Signature of Notary Public

[Affix Notary Seal]

LETICIA THORPE
Notary Public - California
Marin County
Commission # 2500472
My Comm. Expires Oct 20, 2028

EXHIBIT A

[Legal Description]

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being the south part of Lot No 17 on the Map of United Electric Railway Plan, of record in Book 161, page 8, Register's Office for Davidson County Tennessee

Said part of Lot No 17 fronts 50 feet on the north side of Eastside Avenue and runs back between parallel lines 150 feet to a 10-foot alley in the rear

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance, the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No 20120806-0070008 on August 5, 2012

PIN NO: 094-02-0-215

STREET ADDRESS:

2005 Eastside Avenue, Nashville, TN 37206

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance, has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from information given to preparer by the parties and/or their representatives, has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated, has not verified the legal existence or authority of any party or person executing the document, has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance, and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer