Karen Johnson Davidson County
Batch# 1350760 DEEDQC
11/25/2025 12:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251125-0094107

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

ROBERT J. HAZARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires FEB 28, 2026

Subscribed and sworn to before me on this day, November 24, 2025.

Notary Public

My Commission Expires: _____

New Owner Address:
Kimberly Dawn Watts and Shannon Patricia Knight
2715 9th Ave S.
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number:
118 01 0T 002.00

QUITCLAIM DEED

Kimberly Dawn Watts ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Kimberly Dawn Watts and Shannon Patricia Knight, as tenants in common with rights of survivorship** (collectively, "Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **November 24, 2025**.

Kimberly Dawn Watts

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Kimberly Dawn Watts**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, November 24, 2025.

Notary Public

My Commission Expires:

ROBERT J. HARDEE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires FEB. 28, 2026

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Knox and 9th Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions and By-Laws of Knox and 9th Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20120803-0069110, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Knox and 9th Townhomes, a Horizontal Property Regime with Private Elements, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20120803-0069110, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Kimberly Dawn Watts, an unmarried woman from Thomas Lee Sanders, unmarried, by deed of record in Instrument No. 20130318-0026602, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 2715 9th Avenue South, Nashville, TN 37204.

CERTIFICATE OF AUTHENTICITY

I, Robert J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 November 24, 2025.

Affiant Signature

11/24/2025
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
Sworn to and subscribed before me on this day,
November 24, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028