AFTER RECORDING RETURN TO:
Old Republic Title
681 Andersen Drive
Foster Plaza VI – Suite 600
Pittsburgh, PA 15220
File No. 01-25052009-02C BDH

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Karen Johnson Davidson County
Batch# 1369344 DEEDQC
01/13/2026 10:42:30 AM 7 pgs
Fees: $38.00 Taxes: $259.00
20260113-0003030

Tax ID No.: 118 06 0D 014.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409-(a) (v).

THIS DEED made and entered into on this 21 day of Oct, 2025, by and between **DAVID L. KNIGHT, UNMARRIED and COURTNEY L. KNIGHT, UNMARRIED, WHO ACQUIRED TITLE AS HUSBAND AND WIFE,** residing at 121 Gale Park Lane, Nashville, TN 37204, hereinafter referred to as Grantor(s) and **DAVID L. KNIGHT, AN UNMARRIED MAN,** residing at 121 Gale Park Lane, Nashville, TN 37204, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of SEVENTY THOUSAND and NO/100 ($70,000.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 121 Gale Park Lane, Nashville, TN 37204

Being the same property conveyed to the Grantor(s) in a Deed recorded on 04/25/2016 under Instrument No. 20160425-0039858 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

DAVID L. KNIGHT

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **DAVID L. KNIGHT** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 22nd day of October, 20 25.

Notary Public Starr Ashonda Mosley

My Commission expires: 3/3/2026

STARR ASHONDA MOSLEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/03/2026
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Courtney L. Knight
COURTNEY L. KNIGHT

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **COURTNEY L. KNIGHT** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 21 day of Oct, 2025.

JMR
Notary Public

My Commission expires: 1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $70,000.00.

Courtney Knight
Affiant

Print Name: Courtney Knight

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 21 day of Oct, 2025.

JMA
Notary Public
My Commission Expires: 1.24.2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

DAVID L. KNIGHT
121 Gale Park Lane
Nashville, TN 37204

Name and address of property owner:

DAVID L. KNIGHT
121 Gale Park Lane
Nashville, TN 37204

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $70,000.00.

Affiant

Print Name: David L. Knight

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 22nd day of October, 2025.

Notary Public Starr Ashonda Mosley
My Commission Expires: 3/3/2026

STARR ASHONDA MOSLEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/03/2026
COUNTY OF DAVIDSON

Name and address for person(s) responsible for taxes:

DAVID L. KNIGHT
121 Gale Park Lane
Nashville, TN 37204

Name and address of property owner:

DAVID L. KNIGHT
121 Gale Park Lane
Nashville, TN 37204

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 14, GALE. PARK SINGLE-FAMILY HOMES, A CONDOMINIUM, AS SHOWN ON DECLARATION OF RECORD IN INSTRUMENT NO. 20110224-0015356, AMENDED AT INSTRUMENT NO. 201103 L1-0019705, SCRIVENER'S AFFIDAVIT RECORDED AT INSTRUMENT NO. 20110531-0041215, AMENDED AT INSTRUMENT NOS. 20120508-0039773, 20120921-0086162 AND 20130306-0022201, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Tax ID No.: 118 06 0D 014.00

Property commonly known as: 121 Gale Park Lane, Nashville, TN 37204

Certificate of Authenticity

I, Eric Gaylor, 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 true and exact copy of the original document executed and authenticated according to law on 10/21/2025.

Date

Affiant Signature

11-11-2025

Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 11 day of Nov, 2025.

Notary's Signature

My Commission Expires: 10-10-2026

Date

Notary's Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Janice Kowcheck, Notary Public
Washington County
My commission expires October 10, 2026
Commission number 1427921
Member, Pennsylvania Association of Notaries