QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1387032 DEEDQC
03/02/2026 11:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260302-0016082

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF FEB, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY (and return to):
Lux Law Group, PLLC
1201A 7th Avenue North
Nashville, TN 37208

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James D. Knight II and Allison Knight	**New Owner**	
(NAME)	(NAME)	**093-09-0C-163.00-CO**
8 Winslow Place		
(ADDRESS)	(ADDRESS)	
Longboat Key, FL 34228		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

ALLISON KNIGHT, A MARRIED WOMAN ("GRANTOR")

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

JAMES D. KNIGHT II AND ALLISON KNIGHT, HUSBAND AND WIFE ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 1501 OF TWELVE TWELVE, A CONDOMINIUM, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE CONDOMINIUM ACT OF 2008 AS THE SAME IS SET OUT IN SECTION 66-27-291, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE DECLARATION OF CONDOMINIUM ESTABLISHING TWELVE TWELVE OF RECORD IN INSTRUMENT NUMBER 20140718-0063781, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BYLAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT B TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE VOTING PERCENTAGE AS SET FORTH IN EXHIBIT F TO SAID DECLARATION.

BEING THE SAME PROPERTY CONVEYED TO ALLISON KNIGHT, A MARRIED WOMAN BY WARRANTY DEED FROM ROBERT HITCHCOCK HAYES, CO-TRUSTEE OF THE HAYES FAMILY TRUST DATED OCTOBER 1, 1999 OF RECORD IN INSTRUMENT NO. 20240531-0040647 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 31, 2024 AND RECORDED ON MAY 31, 2024.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

This is **improved** property known as: **1212 Laurel Street, Unit 1501, Nashville, TN 37203**

Witness our hands this the 27th day of February, 2026.

Allison Knight

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Allison 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of February, 2026.

Notary Public
My Commission Expires: 11-5-29

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Ryan Lux, 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 **February 27, 2026**.

Date

Affiant Signature

02/27/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27th** day of **February**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

