Karen Johnson Davidson County
Batch# 1395540 DEEDQC
03/20/2026 03:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260320-0022504

Prepared from information submitted by the parties without opinion of title or survey by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**TAX MAP/PARCEL**
Sandra P. Everhart, et. al.	Same as new owner	Map 052-090
2975 Morgan Road		Parcel 008.02
Joelton, TN 37080		

QUITCLAIM DEED IN LIQUIDATION OF TRUST

Whereas, the within property is vested in Jeanette E. Knight, as Trustee for The Jeanette E. Knight Revocable Living Trust u/a/d 6/20/05, as amended by written Amendment dated May 17, 2013, said Trust directing that upon the death of settlor Jeanette E. Knight its assets should be disbursed to the Grantees of this deed in the proportions set out herein; and Jeanette E. Knight having since died,

Sandra Pauline Everhart, Successor Trustee of the Jeanette E. Knight Revocable Living Trust u/a/d 6/20/05, in furtherance of the terms of said Trust, quitclaims and conveys the within described real property in shares as follows:

Rosen J. [Jim] Ellison, Jr.	1/3
Sandra Pauline Everhart	1/3
James R. Ellison	1/9
Bradley S. Ellison	1/9
Kasey P. Everhart	1/9

The property conveyed hereby is **improved property located at 1119 Fernbank Dr., Madison, Davidson County, Tennessee,** particularly described as follows:

Land in Davidson County, Tennessee, being a part of Lot No. 17 on the map of Montague Subdivision, of record in Book 421, page 129, Regsiter's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Said Lot fronts 56 feet on the southerly margin of Fernbank Avenue and extends back in parallel lines 208.8 feet to a dead line measuring 56 feet thereon.

Together with an easement for ingress and egress and maintenance as of record in Book 7577, Page 883, said Register's Office.

Being the same property conveyed to Linda Jeanette Allen by special warranty deed from the Secretary of Veterans Affairs, of record as Instrument 20030422-0053631, said Register's Office, and subsequently conveyed to Jeanette E. Knight, as Trustee for The Jeanette E. Knight Revocable Living Trust by Limited Warranty Deed from Jeanette E. Knight a/k/a Linda Jeanette Allen, of record as Instrument 20050916-0111537, said Register's Office. Linda Jeanette Allen and Jeanette E. Knight are the same person. Linda Jeanette Ellison Knight died on 5/19/2024 and upon her death Sandra Pauline Everhart became Successor Trustee, as shown by Certificate of Trust registered herewith.

This is a quitclaim, and the property is conveyed subject to all limitations, easements, and encumbrances of record.

Witness the signature of the Grantor this date: 3/17/2026

Sandra Pauline Everhart

DLW

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Sandra Pauline Everhart, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

DLW

Witness my hand and seal this date: 3/17/2026

7/6/2026
Commission Expires

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This consideration or value for this transfer, whichever is greater, is $-0-.

Affiant

Sworn to and subscribed before me this date: 3/17/2026

7/6/2026
Commission Expires

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 17TH day of MARCH 2026

Date: 3-19-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19TH day of MARCH 2026

Theresa C. Richardson

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY