Karen Johnson
Batch # 1417951
05/08/2026 11:29:10 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260508-0041605

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN M. GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 14, 2029
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.00. This is a transfer for zero consideration.

Affiant

Subscribed and sworn to before me, this 4th day of May 2026.

Notary public

My commission Expires: April 14, 2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Golden Bee, LLC 4917 Granny White Pk. Nashville, TN 37220	Golden Bee, LLC 4917 Granny White Pk. Nashville, TN 37220	145 03 0 046.00

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Kent Knuth and Sarah Knuth, husband and wife, do hereby quitclaim, transfer and convey unto Golden Bee, LLC, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Roselawn Estates of record in Plat Book 2900, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 14 fronts 166 feet on the Westerly margin of Granny White Pike and extends back between parallel lines 440 feet to a dead line.

Being the same property conveyed to Kent Knuth and Sarah Knuth, husband and wife, from Casey Sulak and Lindsay Sulak, husband and wife, by Warranty Deed, dated May 17, 2021, and recorded on May 19, 2021, as Document No. 20210518-0066841, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 4917 Granny White Pike, Nashville, Tennessee 37220

Witness my hand this 4th day of May 2026.

Kent Knuth, Grantor

Sarah Knuth, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin M. Gilbert, Kent Knuth and Sarah Knuth, as Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, May 26, 2026.

[Seal]

JUSTIN M. GILBERT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 14, 2029
COUNTY OF WILLIAMSON

Justin M. Gilbert, Notary Public
My commission expires: 04/14/2029