Karen Johnson Davidson County
Batch# 1419313 DEEDQC
05/12/2026 10:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260512-0042626

File No: TN-2604-021486-PR
Grantor's Loan No. 5000063679

After Recording, Send to:
Jeffery A. McKnight and Yolanda A. McKnight
461 Vailview Dr, Nashville, TN 37207

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Jeffery A. McKnight and Yolanda A. McKnight, 461 Vailview Dr, Nashville, TN 37207

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 050 16 0A 026.00

QUITCLAIM DEED

Jeffery A. McKnight, who acquired title as Jeffrey A. McKnight, married ("Grantor"), of **461 Vailview Dr, Nashville, TN 37207**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, releases and quitclaims to **Jeffery A. McKnight** and **Yolanda A. McKnight,** husband and wife ("Grantee"), whose tax mailing address is **461 Vailview Dr, Nashville, TN 37207,** with quitclaim covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate situated in the City of Nashville, County of Davidson, and State of Tennessee:

Land in Davidson County, Tennessee, being Lot 26, Skyline Village, as shown on plat of record in Instrument No. 20050418-0042718, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Property Address is: 461 Vailview Dr, Nashville, TN 37207

Parcel ID: 050 16 0A 026.00

And being the same property conveyed to Jeffrey A. McKnight, married by Warranty Deed from Affordable Housing Resources, Inc. Recorded 01/26/2007 as Instrument No. 200701260010847 in the Office of the Davidson County Clerk.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 04/28, 2026:

Jeffery A. McKnight

Jeffery A. McKnight, who acquired title as Jeffrey A. McKnight

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Jeffery A. McKnight, who acquired title as Jeffrey A. McKnight**, personally known to me, or has produced Driver License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28th day of April 2026.

THOMAS DALLAS EWING III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Com Exp: 5-3-2027

Tennessee Certification of Electronic Document

I, Kim Lim, 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 April 28, 2026 (date of document).

Affiant Signature

4/30/2026
Date

State of California

County of Orange

Sworn to and subscribed before me this 30th day of April, 2026.

Notary's Signature

MA VERONICA B. REZABA
Notary Public - California
Orange County
Commission # 2456470
My Comm. Expires Aug 1, 2027

MY COMMISSION EXPIRES: 08/01/2027

NOTARY'S SEAL