Karen Johnson Davidson County
Batch# 1470761 DEEDQC
09/10/2026 10:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260910-0083904

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 8th day of September, 2026. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
James Lunderman Knight, Sr. and Dale Jetton Knight, Trustees 6212 Hillsboro Pike Nashville, Tennessee 37215	SAME	168 00 0 252.00 168 00 0 253.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James Lunderman Knight, Sr.,** hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's

spouse, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **James Lunderman Knight, Sr. and Dale Jetton Knight, Trustees of the James & Dale Knight Living Trust, established by the Revocable Trust Agreement of James Lunderman Knight, Sr. and Dale Jetton Knight dated** September 8, **2026**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 8TH day of SEPT, 2026.

James L Knight Sr

James Lunderman Knight, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Lunderman Knight, Sr., with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of September, 2026.

JEFFREY MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

168 00 0 252.00
Tract 1

Property located on Highway 100 and Hester Beasley Road in Davidson County, Tennessee. Being shown as part of parcel 110 on Davidson County Property Map 168. Being described according to a survey by C & K Surveyors, L.L.C., William E. Crenshaw R.L.S. #2395, dated October 2, 2006 as follows:

BEGINNING at an iron pin set in the easterly right-of-way of Highway 100 at the Northwest corner of the herein described tract. Said pin being located S 34°09'53" W 115.98', as measured along the right-of-way of Highway 100, from an existing iron pin at the Southwest corner of the Marek Kacki et al property of record in Book 9187, Page 704, R.O.D.C., TN. Thence, from said POINT OF BEGINNING, leaving Highway 100 with the line of Tract 11, S 86"26'38" E-320.11' to an iron pin set; Thence with Tract 2, S 34°13'38" W-955.69' to an iron pin set in the northerly right-of-way of Hester Beasley Road; Thence with said right-of-way and a curve right, having a radius of 525.00', a chord length of 120.13, said chord having a bearing of N 28°27'32" W and an arc length along said curve of 120.40' to an iron pin set; Thence N 21 °53 '20" W-202.68' to an iron pin set in the easterly right-of-way of Highway 100; Thence with said right-of-way, N 34°09'53" E-624.27' to the POINT OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: SURVEY DONE BY C & K SURVEYORS, L.L.C., DATED OCTOBER 2, 2006 - PROPERTY IS SAID TO CONTAIN 5.03 ACRES.

168 00 0 253.00
Tract 2

Property located on Hester Beasley Road in Davidson County, Tennessee. Being shown as part of parcel 110 on Davidson County Property Map 168. Being described according to a survey by C & K Surveyors, L.L.C., William E. Crenshaw R.L.S. #2395, dated October 2, 2006 as follows:

BEGINNING at an iron pin set in the northerly right-of-way of Hester Beasley Road at the Southwest corner of the herein described tract and the Southeast corner of Tract 1. Said pin being located 323.08', as measured along the northerly right-of-way of Hester Beasley Road in a Southeasterly direction, from the easterly right-of-way of Highway 100. Thence from said POINT OF BEGINNING, leaving Hester Beasley Road with the line of Tract 1, N 34°13'38" E-955.69' to an iron pin set; Thence with Tract 11, S 86°26'38" E-253.46' to an iron pin set; Thence with Tract 3, S 34°13'38" W -1118.03' to an iron pin set in the northerly right-of-way of Hester Beasley Road;

Thence with said right-of-way and a curve right, having a radius of 525.00', a chord length of 220.49, said chord having a bearing of N 47°09'02" W and an arc length along said curve of 222.15' to the POINT OF BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY: SURVEY DONE BY C & K SURVEYORS, L.L.C. DATED OCTOBER 2, 2006 - PROPERTY IS SAID TO CONTAIN 5.23 ACRES.

Tracts 1 and 2 being the same property conveyed to James L. Knight by deed from The Chamundi/Hiranya and Saraswathi Devi Gowda Charitable Remainder Flip Trust – 2000, C.K. Hiryana Gowda, Trustee and S.S. Gowda, Trustee of H.R. Gowda and The Bhat Family Limited Partnership, of record as Instrument No. 20061211-0152719, Register's Office for Davidson County, Tennessee.

James L. Knight and James Lunderman Knight, Sr. are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is unimproved property known as Hester Beasley Road, Nashville, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 September 8, 2026.

09/082026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of September, 2026.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

