Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Knestrick Family Trust dated September 16, 2024 1800 Stokes Lane Nashville, TN 37215	**117 07 0 054.00**	**SAME**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **James A. Knestrick and wife, Julie Andrews Knestrick** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **The Knestrick Family Trust dated September 16, 2024** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1800 Stokes Lane, Nashville, TN 37215.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 12 day of August, 2026.

Notary Public
My Commission Expires: 06/20/2027

Karen Johnson
Batch # 1471721
09/11/2026 08:13:25 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260911-0084317

PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 12 day of August, 2026.

James A. Knestrick

Julie Andrews Knestrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Knestrick and Julie Andrews Knestrick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 12 day of Aug., 2026.

Notary Public

My Commission Expires:
1/7/2030

BRIAN S SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, TN, BEING Lot No. 10 Block A on the Plan of Walter Stokes Homeplace Subdivision No. 1, of record in Book 974, page 92, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to James A. Knestrick and wife, Julie Andrews Knestrick, by deed of record in Book 10336, Page 767, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing of record in Book 974, Page 92, of record in the Register's Office for Davidson County, Tennessee.