THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:
HORIZON LAND TITLE, INC.
1000 Pleasant Grove Place
Suite 100
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 59107 DEEDQC
02/14/2018 02:31:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180214-0014633

ADDRESS NEW OWNER:
Kenneth James Kloeppel et ux
3603 Wallaby Place
Mt. Juliet, Tennessee 37122

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map - Parcel 076 00 0 030.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, I, **Frank E. Stratton, Jr.,** hereinafter called the Grantor, have bargained and sold, and do hereby quitclaim and convey unto **Kenneth James Kloeppel and wife, Emily Susan Kloeppel,** hereinafter called the Grantees, their heirs and assigns, all of my right title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being a small triangular tract of land in Davidson County, Tennessee, described according to the Tax Assessor's records and maps for Davidson County, Tennessee, as Map and Parcel 076 00 0 030.00.
>
> Said tract fronts 200 feet on the south margin of Chandler Road and extends back 135 feet on the east line to the southwest line which measures 225 feet thereon, containing 0.21 acres, more or less.
>
> Being a part of the same property conveyed to Eva Richardson by deed from Jere Ford, Trustee, as of record in Book 7212, page 133, Register's Office for Davidson County, Tennessee. The said Eva Richardson died October 8, 2002, and the property was devised to the Grantor by the Last Will and Testament of Eva J. Richardson, of record in the Probate Clerk's Office for Davidson County, Tennessee, Docket No. 02P2102. Eva Richardson and Eva J. Richardson are one and the same.
>
> This is unimproved property known as 0 Chandler Road, Hermitage, Tennessee 37076.

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

IN WITNESS WHEREOF, I have hereunto set my hand this the 13th day of February, 2018.

Frank E. Stratton Jr.
FRANK E. STRATTON, JR. Attorney in Fact
BY: Frank E. Stratton
FRANK E. STRATTON , III
His Attorney-in- Fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Frank E. Stratton III**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed on behalf of **Frank E. Stratton, Jr.**, as his Attorney-In-Fact and who acknowledged that he executed the same as the free act and deed of **Frank E. Stratton, Jr.**, for the purposes therein contained.

(See Power of Attorney recorded in Instrument No. 20170403-0032249, Register's Office for Davidson County, Tennessee.)

Witness my hand and official seal at Mt. Juliet, Tennessee, this 13th day of February, 2018.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 12-18-2021

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is NONE.

Deborah Damaschen
AFFIANT

Subscribed and sworn before me
this 13th day of February, 2018.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 12-18-2021