Karen Johnson Davidson County
Batch# 303596 DEEDQC
10/21/2019 03:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191021-0107788

This Instrument
Prepared By:

Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Lee Van Kluyve and Paula Fazilat, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of its interest and conveys unto **Stillwater Construction and Development , LLC,** a Tennessee Limited Liability Company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located in the old 4th, now the 2nd Civil District of Nashville Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an old concrete monument located on the northerly margin of North New Hope Road; said monument being a corner of New Hope Meadows, Phase II, of record in Book 6900, Page 724, said Registers Office, said monument also being located in the rear boundary line of Lot No. 91; thence with said margin of North New Hope Road and in a northwesterly direction of a curve to the left having a radius of 140.77 feet, an arc length of 104.16 feet, chord of North 43 degrees 49 minutes 15 seconds West, 101.80 feet to a new iron rod; thence North 64 degrees 01 minutes 03 seconds, West 6.11 feet to a new iron rod; thence in a northwesterly direction with a curve to the right having a radius of 25 feet, and arc length of 44.40 feet, chord of North 13 degrees 07 minutes 46 seconds 38.79 feet to an iron rod situated in the easterly margin of Old Lebanon Dirt Road; thence, with the said margin of Old Lebanon Dirt Road North 37 degrees 45 minutes 32 seconds East, 245.66 feet to an old concrete monument; said monument being the westerly boundary of the aforementioned New Hope Meadows Phase II; said monument being the rear of Lot No. 86; thence leaving the said margin of Old Lebanon Dirt Road and with the said boundary line of New Hope Meadows Phase II, South 12 degrees 12 minutes 30 seconds West, 316.49 feet to the point of beginning and containing 0.47 acres (17,322 square feet), more or less, per tax assessors office and according to a survey by C. Michael Moran, R.S. #970, 245 Noah Drive, Franklin; TN 37064.

Being the same property conveyed to Paul R. Odum by Warranty Deed from John D. McCormick and wife, Lois P. McCormick of record in Instrument No. 20170327-0029538, in the Register's Office of Davidson County, Tennessee, dated March 23, 2017 and recorded March 27, 2017.

Being the same property conveyed to Richard Lee Van Kluyve and Paula Fazilat, husband and wife by Warranty deed from Paul R. Odum, a married man of record in Instrument 20190429-0038870, Register's Office for Davidson County, Tennessee, dated 4/25/2019 and recorded on 4/29/2019. (Value or consideration shown in aforementioned deed $40,000.00.)

Being also known as 6373 N New Hope Rd Hermitage, Tennessee 37076.

IN WITNESS WHEREOF, We have hereunto set out hands on this 17 day of October, 2019.

Richard Lee Van Kluyve

Paula Fazilat

STATE OF TENNESSEE)
COUNTY OF Davidson)

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Paula Fazilat* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument.

Witness my hand and seal this 17 day of October, 2019.

* and Richard Lee VanKluyve

Patricia Patton
Notary Public

My Commission Expires: 3/8/2021

PATRICIA PATTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Stillwater Construction and Development, LLC 305 Anchor Ln Old Hickory, TN 37138	New Owner	Davidson County: 087-00-0-039.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 17 day of October, 2019.

Notary Public

My Commission Expires:

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2022

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

