THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 534935 DEEDQC
12/15/2020 03:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201215-0148137

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
William Van Zandt 4481 Sulphur Creek Road Nashville, Tennessee 37218	New Owner	057-00-0-050.00 CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Jamie Van Zandt, unmarried,** by these presents does hereby quitclaim and convey unto **William Van Zandt, unmarried,** their heirs, successors and assigns, their rights, title and interest in and to the following described tract of land:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being Lot No. 5 on the Plan of the Kemp Lands, not of record, described according to a survey made by John Setters, as follows:

Beginning on the Southerly margin of Tax Hyde Road at the corner of Lots Nos. 4 and 5; thence with the line between said two lots South 16 degrees West 1016 feet; thence North 11 1/2 degrees west; thence North 82 1/2 degrees west 215 feet; thence North 82 degrees West 297 feet; thence North 82 degrees West 283 feet; thence North 12 degrees West 297 feet; thence North 3 degrees West 330 feet; thence North 5 degrees West 100 feet; thence North 3 degrees West 475 feet to the Southerly margin of said road; thence with said road South 69 1/2 degrees east 312 feet; thence South 68 degrees East 474 feet; thence South 58 degrees East 554 feet to the beginning, containing 28.2 acres, more or less.

Including but excluding from the above property the following two tracts of land:

Tract I: Beginning at the margin of the Old Tax Hyde Road now known as the new Sulphur Creek Road, and the northeast corner of the land conveyed to T.B.I. Raymer and wife, Opal Raymer, by deed from Jim Henderson and wife, of record in Book 1582, page 600, Register's office for said County and being the Southeast corner of the land formerly conveyed by Jim Henderson and wife, to Mrs. Susie Blunkall Henderson, of record in Book 1422, Page 277, said Registers Office; thence in a Westerly direction and with the said Susie Blunkall Henderson line, 322 feet to an iron pin on the side of the hill; thence in a Southerly direction 276 feet to an elm tree and being the Southwest corner of the Raymer land; thence in an Easterly direction 295 feet to the margin of said New Sulphur Creek Road; thence in a Northerly direction, and with the Westerly margin of said New Sulphur Creek Road, 340 feet to the point of beginning.

Tract 2: beginning at a stake in the Southerly margin of the Tax Hyde Road opposite a ravine 800 feet from the Northeast corner of a tract of land conveyed to Jim Henderson, et ux by Eugene R. Kemp, tux, as of record in Book 1389, page 385, Register's Office for said County, and being a pan of said tract; thence South 27 1/2 degrees West 216 feet, following said ravine to a stake with elm pointers; thence North 67 1/2 degrees West 420 feet to a stake on side of a hill; thence North 27 1/2 degrees East 216 feet to the Southerly margin of said Tax Hyde Road; thence with same, in an easterly direction 420 feet to the beginning, containing 2 acres, more or less including but excluding therefrom a small lot reserved in previous transactions for rights to a spring that does not belong to this property being 4 poles square and on the South side of said Tax Hyde Road, the location will have to be determined by the property owners.

Included in the above description but Expressly Excluded therefrom is the following parcel of land:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being Lot No. 5 on the Plan of the Kemp Lands, not of record, described according to a survey made by E. Davis, Surveyor, as follow:

Beginning on the Southerly margin of Sulphur Creek Road at North Westerly Corner of S. S. Duke's tract thence with said Duke's Westerly line South 16 degrees West 1016 feet, more or less, to a point; thence North 25 degrees 30' West 297 feet; thence North 82 degrees 30 minutes West 215 feet; thence North 82 degrees West 50 feet to the Southeast corner of Archie Phillips tract; thence along Easterly line of said Phillips tract North 16 degrees East 967 feet, more or less, to the Southerly margin of Sulphur Creek Road; thence along the Southerly margin of said Sulphur Creek Road South 58 degrees East 426 feet to the point of beginning.

Being the same property conveyed to IRA Innovations LLC FBO LES Lazarus IRA and IRA Innovations LLC FBO Dan Heichelbech IRA by Warranty deed from Larry Cox, Jr., of record in Instrument No. 20180209-0013349 Register's Office for Davidson County, Tennessee, dated January 31, 2018 and recorded on February 09, 2018.

Being the same property conveyed to William Van Zandt and Jamie Van Zandt, husband and wife by Warranty deed from IRA Innovations LLC FBO Les Lazarus IRA and IRA Innovations LLC FBO Dan Heichelbech IRA of record in Instrument No. 20180925-0095106 Register's Office for Davidson County, Tennessee, dated August 31, 2018 and recorded on September 25, 2018.

Being also known as 4481 Sulphur Creek Road, Nashville, Tennessee 37218.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
20 day of October 2020.

Affiant

My commission expires:
(Affix Seal)

Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 20 day of October, 2020.

Jamie Van Zandt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jamie Van Zandt,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 20 day of October 2020.

Notary Public

My Commission Expires: 07-05-21

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

