ADDRESS NEW OWNER:
Kenneth and Emily Kloeppel
32766 Bimini Ln.
Big Pine Key, FL 33043

SEND TAX BILLS:
Same as above.

Karen Johnson Davidson County
Batch# 546254 DEEDQC
01/05/2021 09:09:51 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210105-0001240

Map & Parcel: 76-31

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that i, **Joe Williams of Bluewater Hollow, LLC**, hereinafter referred to as the Grantor, their heirs and assigns, by these presents do hereby transfer and convey unto **Kenneth James Kloeppel and wife, Emily Susan Kloeppel**, as tenants in common with right of survivorship, hereinafter the "Grantees" individually, their heirs and assigns, all their right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

Being a tract of land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 1 according to an unrecorded survey by R.M. Dishner dated February 25, 1967, as follows:

Beginning at a spike by others in the centering of Chandler Road, said point being 1.7 miles, more or less east of Old Hickory Boulevard and the northwesterly corner of the property described in deed of record in Book 4045, page 619, Register's Office, Davidson County, Tennessee; thence with the centerline of Chandler Road as follows North 79 deg. 4' E 242.5 feet; thence N. 84 deg. 94 e. 194.4 feet to a nail cap in said road; thence leaving said road with the line between No. 1 and Lot No. 2 of said survey S. 7 deg. 30' W. 494.9 feet to an iron pin, and continuing 30 feet to a point in Stoner's Creek; thence N. 56 deg. 31' W. with centerline of said creek 175 feet to a point; thence N. 22 deg. 31' W. with centerline of said creek 117.5 feet to a point; thence N. 65 deg. 51' W. with centerline of said creek 194.5 feet to a point; thence leaving said creek N. 1 deg. 47' E with fence 27.5 feet to an iron pin by others, and continuing 142.5 feet with the fence to the point of beginning, and containing 3.20 acres more or less.

Being the same property conveyed to Modern Adjustments Bureau by deed from Tony Eugene Churchman, etux Linda Diane Churchman of record in Deed Book 4725, page 24, Register's Office for said County.

Being the same property conveyed to Steven W. Spencer and wife, Jennifer M. Spencer by Warranty Deed from Modern Adjustments Bureau by Ronnie L. Burnett, President of Record in Deed Book 11406, page 112,

Register's Office for said County.

This conveyance is made subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body; and do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise set out; and do further covenant and bind ourselves, heirs, and successors to the land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomever claiming by and through or under us but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is improved property known as Lot 31, Chandler Road, Hermitage, Tennessee 37076.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein.

Witness my hand this 11th of November, 2020.

Joe Williams
Bluewater Hollow, LLC

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 **Joe Williams**, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 11th day of November, 2020.

RUTH WAKEFIELD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JUNE 26, 2022

Notary Public

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

Kenneth James Kloeppel, AFFIANT

Subscribed and sworn to before me this 1st day of ~~November,~~ December, 2020.

NOTARY PUBLIC

My Commission Expires:

Emily Susan Kloeppel, AFFIANT

Subscribed and sworn to before me this 1st day of ~~November~~, December, 2020.

NOTARY PUBLIC

My Commission Expires:

This Instrument was Prepared By:
Yancy Belcher, Attorney
2306 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
(615) 773-2889