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
20210105-0001241

Map & Parcel: 076 00 0 030.00

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 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 Here 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.

Being the same property Frank E. Stratton, Jr., as Attorney-in-Fact conveyed to Kenneth James Kloeppel and wife, Emily Susan Kloeppel by Quitclaim Deed dated February 14, 2018, of record in instrument number 20180214-0014633, Register's Office for Davidson County, Tennessee.

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 0 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 17th 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 17th day of November, 2020.

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