BOX 10-A

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 570707 DEEDQC
02/09/2021 09:06:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210209-0018205

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
William L. Kolz, Jr. and Carolyn S. Kolz 1851 Crestwood Drive Chattanooga, TN 37415	Same	Map 21 Parcel 169.02 Map 21 Parcel 169.1 Map 29 Parcel 28

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, I, **WILLIAM L. KOLZ, JR.** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **CAROLYN S. KOLZ AND WILLIAM L. KOLZ, JR., WIFE AND HUSBAND** in and to the following tracts of land in Davidson County, Tennessee described as follows:

SEE ATTACHED EXHIBIT "A"

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 5 day of February, 2021.

William L. Kolz, Jr.

William L. Kolz, Jr.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned notary public, William L. Kolz, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 5 day of February, 2021.

Notary Public

My Commission Expires: My Commission Expires December 13, 2022

ANTHONY J. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 8th day of February, 2021.

Notary Public

My Commission Expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

EXHIBIT "A"

Tract 1: Map 21 Parcel 169.02

Beginning at a point in the center of the old Eatons Creek Road in the 14th District of said County and State and being Alvin F. Kolz N.E. corner; thence North 880 W. 1364 feet to a point in Arrington and Boyte's line; thence N. 20 E. 975 feet to a point, Corner to William L. Kolz; thence South 880 E. 704 feet to apoint; thence S. 20 E. 525 feet to a point; thence with William L. Kolz's South line S, 88 E. 660 feet to a point in the center of old Eaton's Creek Road; thence with the center of the same, S. 20 W. 450 feet to the point of beginning, containing 22.58 A. according to a survey of C. J. Carney dated July 4, 1964 and being a part of the same land conveyed to Matilda Kolz by Alvin F. Kolz et al as is recorded in Book 2011, page 585, RODC, Tennessee.

Being the same property conveyed to James C. Kolz and William L. Kolz, Jr. by Quitclaim Deed from William L. Kolz, recorded on the 13th day of October 1993 of record in Book 9113, Page 655, in the Register's Office for Davidson County, Tennessee. The said James C. Kolz having since died intestate on April 12, 2019. William L. Kolz, Jr. is the sole heir at law of James C. Kolz pursuant to affidavits of heirship of record in Instrument Nos. 20200207-0014301 and 20200721-0079809, in the Register's Office for Davidson County, Tennessee.

Tract 2: Map 21 Parcel 169.1

Beginning at a point in the old Eaton's Creek Road, the Northeast corner of Rose Louise Kolz tract located in the 14th District of said County and State; thence N. 88 deg. W. 660 feet; thence N. 2 deg. E. 525 feet; thence N. 88 deg. W. 704 feet to a point, the Northwest corner of Rose Louise Kolz tract; thence N. 2 deg. E. 510 feet to a point in Potter's line; thence with Potter and Binkley's South line S. 88 deg. E. 1364 feet to an iron pipe; thence South 2 deg W. 1035 feet to the point of beginning containing 23.92 A. according to a survey of C.J. Carney, dated July 4, 1964.

Being the same property conveyed to James C. Kolz and William L. Kolz, Jr. by Quitclaim Deed from William L. Kolz and wife, Edith L. Kolz, recorded on the 7th day of October 1993 of record in Book 9108, Page 672, in the Register's Office for Davidson County, Tennessee. The said James C. Kolz having since died intestate on April 12, 2019. William L. Kolz, Jr. is the sole heir at law of James C. Kolz pursuant to affidavits of heirship of record in Instrument Nos. 20200207-0014301 and 20200721-0079809, in the Register's Office for Davidson County, Tennessee.

Tract 3: Map 29 Parcel 28

Land in Davidson County, Tennessee, described according to an unrecorded survey by Michael V. Holmes, Tennessee Surveyor License No. 213, dated September 5, 1985, as follows:

Beginning at an iron pin in the easterly margin of Eatons Creek Road, where it forks with Clarksville Pike, which fork is approximately 817.64 feet north of the intersection of Clarksville Pike and Bear Hollow Road; thence along the easterly margin of Eatons Creek Road, North 2 deg. 13' 12" East 791.046 feet to an iron pin; thence around a curve having a radius of 86.27' a distance of 135.28 feet to an iron pin; thence South 87 deg. 55' 44" East 215.886 feet to an iron pin in the westerly margin of Clarksville Pike; thence along the westerly margin of Clarksville Pike South 21 deg. 12'00" West 928.344 feet to the point of beginning, containing 3.0032 acres, more or less.

BEING the same property conveyed to William L. Kolz, Jr. by Warranty Deed from William Bernard, Eva Bernard, Trucilla Bernard, Otto Werrbach, Helen Werrbach, Bernard Werrbach, Sue Ann Werrbach Peffen, recorded on the 31st day of August 1988 of record in Book 7640, Page 686, in the Register's Office for Davidson County, Tennessee.