Karen Johnson Davidson County
Batch# 624906 DEEDQC
04/29/2021 08:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210429-0057165

This instrument prepared by & send tax bills to:
Douglas Blumhardt
Marilyn Blumhardt
3555 Couchville Pike
Hermitage, TN 37076

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, that **DOUGLAS BLUMHARDT ALSO KNOWN AS DOUG BLUMHARDT AND WIFE, MARILYN BLUMHARDT,** of 3555 Couchville Pike, Hermitage, TN 37076, hereinafter called GRANTOR for valuable consideration paid, does hereby remise and release, quitclaim and convey all of his/her/their right, title and interest unto, **DOUGLAS BLUMHARDT AND WIFE, MARILYN BLUMHARDT,** of 3555 Couchville Pike, Hermitage, TN 37076, hereinafter called GRANTEES, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND LOCATED IN THE FOURTH (4TH) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED ACCORDING TO A SURVEY BY KENNETH W. MORTON, TENNESSEE REGISTERED LAND SURVEYOR, NO. 623, DATED JUNE 22, 1996, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF COUCHVILLE PIKE, SAID POINT BEING THE COMMON NORTHERLY MOST CORNER OF THE HEREIN DESCRIBED PROPERTY AND THE 7.79 ACRE TRACT OF LAND, RETAINED BY THE GRANTORS HEREIN; THENCE, SOUTH 6 DEG. 22' 16" EAST, 25.00 FEET TO A WITNESS ROD; THENCE CONTINUING SOUTH 6 DEG. 22' 16" EAST, 634.23 FEET TO A POINT, SAID POINT BEING AT A NEW IRON ROD; THENCE, NORTH 86 DEG. 36' 49" EAST, 53.00 FEET TO A POINT, SAID POINT BEING A NEW IRON ROD; THENCE, SOUTH 12 DEG. 26' 05" EAST, 186.05 FEET TO A POINT; THENCE, SOUTH 11 DEG. 13' 00" EAST, 232.85 FEET TO A POINT; SAID POINT BEING A NEW IRON ROD; THENCE, SOUTH 88 DEG. 52' 10" EAST, 306.69 FEET TO A POINT; SAID POINT BEING AT A NEW IRON ROD; THENCE, NORTH 9 DEG. 30' 00" WEST, 1,027.58 FEET TO A WITNESS ROD; THENCE, CONTINUING WITH SAID CALL, 25.00 FEET TO A POINT IN THE CENTERLINE OF COUCHVILLE PIKE; THENCE, WITH THE CENTERLINE OF SAID COUCHVILLE PIKE, NORTH 84 DEG. 46' 42" WEST, 244.82 FEET TO A POINT; THENCE, CONTINUING WITH THE CENTERLINE OF COUCHVILLE PIKE, NORTH 85 DEG. 45' 22" WEST, 102.15 FEET TO THE POINT OF BEGINNING.

PARCEL ID: 13700009400

THIS BEING THE SAME PROPERTY CONVEYED TO DOUG BLUMHARDT AND WIFE, MARILYN BLUMHARDT, FROM TIMOTHY A. EATON AND WIFE, LORI EATON, IN A DEED DATED MAY 14, 2004, AND RECORDED MAY 18, 2004, IN DEED INSTRUMENT NUMBER 20040518-0058027.

Property Commonly Known As: 3555 Couchville Pike, Hermitage, TN 37076

IN TESTIMONY WHEREOF I/We have executed this instrument of the 25th day of March, 2021.

Douglas R Blumhardt a.k.a. Doug Blumhardt

DOUGLAS BLUMHARDT
ALSO KNOWN AS DOUG BLUMHARDT

Marilyn Blumhardt

MARILYN BLUMHARDT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, **DOUGLAS BLUMHARDT ALSO KNOWN AS DOUG BLUMHARDT AND MARILYN BLUMHARDT** whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Davidson County, Tennessee on this date of March 25, 2021.

Quentin Isabell

Notary Public
My Commission Expires: May 15, 2021

QUENTIN ISABELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/15/2021 RUTHERFORD COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is: $0.00.

Douglas Blumhardt

Affiant

Subscribed and sworn to before me this the 25th day of March, 2021.

Quentin Isabell

Notary Public
My Comm. Expires: May 15, 2021

QUENTIN ISABELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/15/2021 RUTHERFORD COUNTY

True Copy Certification

I, Tracy Broderick, 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 Rhode Island

County of Newport

Personally appeared before me, [Daniel Gomes], a notary public for this county and state, [Tracy Broderick] 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: 12-18-2023

Notary' Seal (if on paper)

