ADDRESS NEW OWNER:
George and Kathy Russo
3018 Earhart Road
Hermitage, Tennessee 37076

SEND TAX BILLS:
Same as above.

Map & Parcel: 076 00 0 030.00

Karen Johnson Davidson County
Batch# 808854 DEEDQC
02/22/2022 09:39:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220222-0019686

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, Kenneth James Kloeppel and wife, Emily Susan Kloeppel, (hereinafter "Grantors"), their heirs and assigns, by these presents do hereby transfer and convey unto **GEORGE RUSHO, and wife, KATHY RUSHO**, as tenants in common with rights of survivorship, (hereinafter "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.

Being the same property conveyed to Kenneth James Kloppel and wife, Emily Susan Kloeppel, by Deed from Joe Williams of Bluewater Hollow, LLC by QuitClaim Deed dated December 1, 2020 and recorded January 5, 2021, of record in Instrument No. 20210105-0001241, Register's Office for Davidson County, Tennessee.

220124j

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 10 of February 2022.

KENNETH JAMES KLOEPPEL

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~WILSON~~ Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth James Kloeppel**, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same. In physical presence.

Witness my hand and official seal at office this 10 day of February 2022.

APRIL MOTLEY
Notary Public - State of Florida
Commission # GG 298766
My Comm. Expires Apr 11, 2023
Bonded through National Notary Assn.

Notary Public
My commission expires: 4-11-23

Witness my hand this 10 of February 2022.

EMILY SUSAN KLOEPPEL

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~WILSON~~ Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Emily Susan Kloeppel**, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same. In physical presence

Witness my hand and official seal at office this 10 day of February 2022.

APRIL MOTLEY
Notary Public - State of Florida
Commission # GG 298766
My Comm. Expires Apr 11, 2023
Bonded through National Notary Assn.

Notary Public
My commission expires: 4-11-23

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

George Rusho – AFFIANT

Kathy Rusho - AFFIANT

Subscribed and sworn to before me this 26 day of January 2022.

NOTARY PUBLIC

JACQUIE BURKHART
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 19, 2025

My commission expires:

This Instrument was Prepared By:
Yancy Belcher, Attorney
2306 North Mount Juliet Road
Mount Juliet, Tennessee 37122
615.773.2889