ADDRESS NEW OWNER:
George and Kathy Rusho
3018 Earhardt Road
Hermitage, Tennessee 37076

Map & Parcel: 76-31

SEND TAX BILLS:
Same as above

Karen Johnson Davidson County
Batch# 808854 DEEDQC
02/22/2022 09:39:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220222-0019687

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 KATHY RUSHO**, as tenants in common with right 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 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.

Being the same property conveyed to Kenneth James Kloppel and wife , Emily Susan Kloeppel, from Joe Williams and Bluewater Hollow, LLC by Deed November 19, 2020 and registered January 5, 2021of record in

Instrument No. 20210105-0001240 Register's Office for Davidson 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 10 of February, 2022.

KENNETH JAMES KLOEPPEL **EMILY SUSAN KLOEPPEL**

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF 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 4-11-23
My commission expires: _____

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF 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 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

STATE OF TENNESSEE
COUNTY OF Wilson

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

George Rusho, AFFIANT

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

NOTARY PUBLIC
My Commission Expires: JACQUIE BURKHART NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMMISSION EXPIRES MARCH 19, 2025

Kathy Rusho, AFFIANT

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

NOTARY PUBLIC
My Commission Expires: JACQUIE BURKHART NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMMISSION EXPIRES MARCH 19, 2025

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