NEW OWNER:

Paul & Mary Ketchel
4334 Chickering Lane
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

Tressler & Associates, PLLC
Attorneys at Law
212 N Castle Heights Ave.
Lebanon, TN 37087

SEND TAX BILLS TO:
New Owner

File No. 22-174

Map/Parcel
144-13-0-019.00

Karen Johnson Davidson County
Batch# 864359 DEEDQC
05/27/2022 12:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220527-0061901

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Todd A. Tressler, II, Trustee,** does hereby convey unto, **Paul J. Ketchel, III, and Mary Morgan Ketchel, Tenants by the Entirety,** their successors and assigns, forever equally, all of right, title and interest in and to the following tract or parcel of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

See Attached Exhibit A

WITNESS SIGNATURE(S) this 13th day of May, 2022.

Todd A. Tressler II, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Todd A. Tressler II, Trustee**, 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 official seal at office, this 13th day of May, 2022.

Notary Public

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed to before me, this the 13th day of May, 2022.

Notary Public

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202205270061901

Exhibit A

Tract I:
Land in Davidson County, Tennessee being Lot No. 20, on the Plan of Chickering Estates, Section 1, of record in Plat Book 2663, Pages 86 and 87, Register' s Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot 20 fronts 283 feet on the easterly margin of Chickering Lane and extends back 402.2 feet on the northerly line and 256 feet on the southerly line to a broken line in the rear measuring 349.7 feet thereon.

Tract II:
Land lying in the 34th Councilmanic District of Davidson County, Tennessee, being part of property conveyed to Ralph Owen, Jr., as of record in Book 3935, Page 804, Register's Office for said County, and more particularly described as follows:

Commencing at an iron pin in the easterly margin of Chickering Lane, being the common westerly corner of Lots Nos. 20 and 21, of the Plan of Chickering Estates, Section I, as of record in Plat Book 2663, Pages 86 and 87, said Register's Office; thence with the common line of Lots Nos. 20 and 21 in a southerly direction 256.0 feet, more or less, to an iron pin, the common easterly corner of Lots Nos. 20 and 21, the northwesterly corner of the Ralph Owen Jr. Property, and the beginning point of the herein described tract of land; thence continuing in the same and southeasterly direction with the extension of the common line between Lots Nos. 20 and 21, 271.9 feet, more or less, to a point in the westerly line of the J.B. Arlt, Jr. and wife, property, as of record in Book 4373, Page 407, Register's Office for said County, thence with the westerly line of the J.B. Arlt, Jr. property, North 11 degrees 52 minutes West 199.1 feet, more or less, to an iron pin in the westerly line of a tract of land as of record in Book 4514, Page 299, Register's Office for said County; and the southeast corner of Lot No. 20; thence with the southerly line of Lot No. 20, South 58 degrees 17 minutes West 256.4 feet, more or less (264.7 feet by plat and by survey of John Kohl dated August 31, 1979) to a point of beginning. Containing 0.57 acres, more or less.

Being the same property conveyed to Todd A. Tressler, II, Trustee by General Warranty Deed from Hugh W. Entrekin, Trustee, of record in Instrument No. 20190702-0064190, Register's Office for Davidson County, Tennessee, dated June 10, 2019 and recorded on July 02, 2019.

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 13, 2022 (date of document).

Affiant Signature

5/2/2022
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 2ND day of MAY, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY