QuitClaim Deed

The actual consideration or value for this transfer is $ -0-

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 18 day of NOVEMBER, 2022.

Cheryl Denise Whitfield
NOTARY PUBLIC
My Commission Expires:
11/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This space for Register of Deeds

Karen Johnson Davidson County
Batch# 943087 DEEDQC
11/21/2022 07:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221121-0122863

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
MARGARET A. TEMPELMEYER Trustee, Hazel Family Trust 1656 Stokley Lane Old Hickory, TN. 37138	New Owner	064 05 0 / 106.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by **The Amended and Restated Hazel Family Revocable Living Trust, u/a/d July 19, 2016**, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **MARGARET A. TEMPELMEYER**, a/k/a **MARGARET A. HAZEL** un-married, the GRANTOR herein, by these presents do transfer, **QuitClaim** and convey unto:

The Amended and Restated Hazel Family Revocable Living Trust, u/a/d July 19, 2016, the GRANTEE herein, its successors, heirs and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee Being Lot No. 81 on the plan of Phase Two, Cleveland Hall Subdivision of record in Plat at Instrument No. 20020304-0026804, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being all the same property conveyed to Kenneth E. Tempelmeyer and Margaret A. Hazel, husband and wife, by deed from Melanie M. Mobley, Unmarried, delivered June 11, 2012, and of record as Instrument #20120611-0050875, Register's Office for Davidson County, Tennessee. The said Kenneth E. Tempelmeyer having died January 18, 2022, Testate, in Charlotte Co. Florida, leaving his Spouse, Margaret A. Hazel Tempelmeyer surviving as shown in the Notice of Death of record as Instrument # 20221118-0122785 R.O.D.C., TN.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

A) 2022 Property Taxes and Subsequent years;
B) Instruments of Record in Instrument No. 20050307-0024504, Instrument No. 20051202-

0144894, Instrument No. 20020113-0005680 and Instrument No. 20071220-0146113; Book 11725, Page 110; Book 11720, Page 325; Book 10637, Page 38 and Book 11725, Page 70; Book 7994, Page 173; Book 8068, Page 524; Book 8006, Page 677; Book 7844, Page 242; Instrument number 20030306-0029845; Register's Office for Davidson Co., TN; and
C) any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as: 1656 Stokley Lane, Old Hickory, TN. 37138.

Witness my hand this 18th day of NOVEMBER, 2022.

Margaret A. Tempelmeyer
MARGARET A. TEMPELMEYER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy S. Ellis IV, a Notary Public in and for said County and State, the within named MARGARET A. TEMPELMEYER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at OLD HICKORY, Tennessee this 18th day of NOVEMBER, 2022.

Leroy S. Ellis IV
NOTARY PUBLIC

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/06/2024

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CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 Nov 18 2022.

Leroy Johnston Ellis, IV, Affiant

Nov 18, 2022
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 18 day of November, 2022.

Cheryl Whitfield
NOTARY PUBLIC

My Commission Expires: 1/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com