Karen Johnson Davidson County
Batch# 987980 DEEDQC
04/04/2023 08 31 35 AM 3 pgs
Fees $17 00 Taxes $0 00
20230404-0024258

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| **THIS INSTRUMENT PREPARED BY:**<br>**Martin Heller Potempa & Sheppard**<br>1935 21st Avenue South, Suite 100<br>Nashville, Tennessee 37212<br>(615) 800-7096<br><br>This Deed was prepared based on information provided by the parties and no independent title examination was prepared. | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration for this transfer is: $10.00<br><br>Eric Anthony Rhinehardt<br>ERIC ANTHONY RHINEHARDT, AFFIANT<br><br>Subscribed and sworn to before me, this 23 day of March 2023.<br><br>Jessica Ann Clegg<br>NOTARY PUBLIC<br><br>My Commission Expires: 01-04-27 |

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JANUARY 4, 2027

# QUITCLAIM DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| **ERIC A. RHINEHARDT and SUZANNE D. RHINEHARDT, CO-TRUSTEES**<br>8268 Old Harding Pike<br>Nashville, TN 37221 | New Owner | Map and Parcel No.:<br><br>Map No.: 168<br>Parcel No.: 43 |

**FOR AND IN CONSIDERATION** of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Eric Anthony Rhinehardt and wife, Suzanne Delvaux Rhinehardt, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Eric A. Rhinehardt and Suzanne D. Rhinehardt, Co-Trustees of the Rhinehardt Joint Revocable Trust, created February 11, 2022, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

**This is improved property known as 8268 Old Harding Pike, Nashville, Tennessee 37221**, and more particularly described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, on the northerly side of the Old Harding Road and described as follows:

Being at a point in the center of Old Harding Road, said point being north 61 degrees east 130 feet from the southeast corner of the L.C. Buttrey 4.25 acre tract and being the 4.25 acre tract previously conveyed to Leech C. Buttrey and wife, by deed of record in Book 2902, page 249, Register's Office; thence north 14 degrees west 408 feet to a stake in a fence; thence north 72 degrees 30 feet east 150 feet to a stake in a fence; thence south 14 degrees east 273.5 feet to a stake in a field; thence south 16 degrees west 112 feet to a stake at the west end of a concrete culvert wing; thence south 24 degrees east 16 feet to a point in the center of Old Harding Road, thence with the center of said road, south 61 degrees west 100 feet to the point of beginning.

Being the same property conveyed to Eric Anthony Rhinehardt and wife, Suzanne Delvaux Rhinehardt, from David J. Brull and wife, Janet M. Brull, by Warranty Deed, recorded in the Register's Office of said county and state at Book 11594, Pages 700-702.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this the 23 day of March 2023.

Eric Anthony Rhinehardt

**Eric Anthony Rhinehardt, Grantor**

**Suzanne Delvaux Rhinehardt, Grantor**

**STATE OF TENNESSEE )**

**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Eric Anthony Rhinehardt**, the Grantor, 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 13 day of March 2023.

Jessica Ann Clegg
Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JANUARY 4, 2027

**STATE OF TENNESSEE )**

**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Suzanne Delvaux Rhinehardt**, the Grantor, 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 office, this 13 day of March 2023.

Jessica Ann Clegg
Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JANUARY 4, 2027