Karen Johnson Davidson County
Batch# 1024855 DEEDQC
07/11/2023 01:55:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230711-0053078

This instrument prepared by:
(And return to)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO.: |
|---|---|---|
| Deborah S. Knipfer, Tr.<br>7747 Greenbrier Road<br>Joelton, TN 37080 | Same | 015 00 0 007.01 |

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Deborah J. Knipfer,** widowed (the "Grantor"), by these presents does transfer and convey unto the said **Deborah S. Knipfer, Trustee for The Deborah Knipfer Revocable Living Trust dated September 9th, 2022** (the "Grantee"), its successors and assigns, all of her rights, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

BEGINNING in the center of Eatons Creek Road, in the middle of a concrete culvert, near the intersection of Eaton's Creek Road and Binkley Road, running S. 44 deg. 30' W. with the center line of Eaton's Creek Road 100 feet to a point in the intersection of Eaton's Creek Road and Binkley Road; thence S. 88 deg. 06' W. 151.7 feet with Binkley Road to the S. E. corner of Mrs. Reasoner's Lot; thence N. 23 deg. 17' W. 338 feet to a stake; thence N. 65 deg. 30' W. 188.8 feet to the N. W. corner of Mrs. Reasoner's Lot; Thence N. 66 deg. 30' E 150 feet to a pin in Falls West line; thence S. 67 deg. 30' E. 58 feet; thence S. 27 deg. 30' E. 103 feet; thence S. 50 deg. 15' E. 151.1 feet; thence. S. 33 deg. 30' E. 80.2 feet; thence S. 65 deg. 30' E. 165 feet to the beginning.

Being the same property conveyed to **Joseph R. Knipfer and Deborah J. Knipfer,** husband and wife, by deed from Wendell D. Binkley, Larry Binkley, Claude W. Binkley, Bruce Binkley and Myrtle Binkley, heirs-at-law of Eddie Binkley, of record in Book 6081, Page 459 Register's Office for Davidson County, Tennessee. Joseph R. Knipfer having since deceased on November 7th, 2018, intestate, Joseph R. Knipfer is survived by his wife, Deborah S. Knipfer. Heirship Affidavit of record in Instrument No. 20190722-0071625 Registers Office for Davidson County, Tennessee.

INCLUDED in the above description, but expressly EXCLUDED therefrom, is property conveyed unto the State of Tennessee for the use and benefit of the Department of Highways, by deed of record in Book 4539, Page 217, said Register's Office, described as follows:

BEGINNING at a point in Mrs. Charles Binkley's southerly boundary line at Mable Reasoner's northeast corner; thence with said boundary line north 72 deg. 30' E. 150 feet, more or less, to a point in the center of a creek; thence with the meander of said creek, southeastwardly 300 feet, more or less, to a point which 200 feet, more or less, south of the centerline of proposed I-24; thence north 75 deg. 16' 38" W. 150 feet, more or less, to Mable Reasoner's east boundary line; thence with said boundary line north 21 deg. 45' W. 30 feet, more or less, and north 53 deg. 45' W. 190 feet, more or less, to the point of beginning and containing 0.55 acres, and being part of the same property vested in Eddie Binkley by deed from Mrs. Charles Binkley, as of record in Book 3575, Page 405, Register's Office for Davidson County, Tennessee.

The above described property is to be used for the construction of a controlled access

highway and all right of ingress and egress to, from and across the same and to and from abutting lands is hereby conveyed.

There is also hereby conveyed a permanent drainage easement, as set forth in instrument of record in Book 4539, Page 217, Register's Office for Davidson County, Tennessee.
Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Being also known as: **3400 Binkley Road, Joelton, TN 37080.**

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

Deborah S. Knipfer is one in the same as Deborah J. Knipfer.

WITNESS my hand this 11th day of July, 2023.

**Deborah J. Knipfer**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deborah J. Knipfer**, 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 this 11th day of July, 2023.

Notary Public

My Commission Expires: _____

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0.00 .

Affiant

Subscribed and sworn before me this 11th day of July, 2023.

NOTARY PUBLIC

My Commission Expires: _____

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024