Karen Johnson Davidson County
Batch# 1024855 DEEDQC
07/11/2023 01:55:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230711-0053079

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. 7747 Greenbrier Road Joelton, TN 37080	Same	015 00 0 175.00

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 S. 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:

Land lying in the First Council District of Metropolitan Nashville and Davidson county, Tennessee, formerly being within the 14th Civil District of Davidson County, and being located south of, and adjacent to, Interstate Highway 1-24, and fronting on the northwest margin of Eatons Creek Road, and being further described as follows:

Beginning at the point of intersection of the northwesterly right of way line of Eatons Creek Road and the southerly right of way line of Interstate Highway 1-24; thence with the northwesterly right of way of Eatons Creek Road (50 ft. wide) around a curve to the left, said curve having a radius of 355 feet, a distance of 140 feet, more or less, to a point in the center of Long Creek; thence with the center of Long Creek for the next four calls as follows: N 55 degrees 00 minutes W 60 feet, more or less to a point; thence N 70 deg 20 min W 100 feet, more or less, to a point; thence N 3 deg 00 min E 55 feet, more or less, to a point; thence N 49 deg 45 min W 52 feet, more or less, to a point in the center of Long Creek and also, said point being in the south right of way line of Interstate Highway 1-24; thence with the south right of way of 1-24 (controlled access) S 75 deg 16 min 38 sec 215 feet, more or less, to a point at the beginning of a curve to the right; thence around the curve, having a radius of 954.93 feet, for a distance of 95 feet, more or less, to the point of beginning, and containing 0.44 acre, more or less.

Being the same property conveyed to **Joseph Ricky Knipfer and Deborah S. Knipfer,** husband and wife, by deed from Joseph A. Falls, Executor under will of Clara H. Falls, deceased, of record in Instrument No. 20010523-0053699 Register's Office for Davidson County, Tennessee. Joseph R. Knipfer having since deceased on November 7th, 2018, intestate, Joseph Ricky Knipfer is survived by his wife, Deborah S. Knipfer. Heirship Affidavit of record in Instrument No. 20190722-0071625 Registers Office for Davidson County, Tennessee.

Joseph Ricky Knipfer is one and the same as Joseph R. Knipfer.

Being also known as: **0 Eatons Creek 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.

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

Deborah S. 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 S. 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