Karen Johnson Davidson County
Batch# 1024855 DEEDQC
07/11/2023 01:55:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230711-0053080

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	009 00 0 105.00 & 009 00 0 107.00

*****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:

Tract 1: 7747 Greenbrier Road, Joelton, TN 37080 (Map/Parcel - 009 00 0 105.00)

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by John W. Burke, Jr., Surveyor, dated September 7, 1968, as follows:

Beginning on the Northwesterly margin of Greenbriar Road at the Southeasterly corner of the property conveyed to J.L. Armstrong, of record in Book 3645, Page 361, said Register's Office. Thence South 39 deg. 48 Minutes West, 230 feet to the beginning of a curve, thence with said curve Southwesterly 193.1 feet, and South 55 deg. 47 Minutes West, 150 feet, thence North 32 deg. 39 Minutes West 492.2 feet, thence South 88 deg. 00 Minutes East 679.8 feet to the beginning, containing 3.3 acres, more or less.

Being the same property conveyed to **Joseph R. Knipfer and Deborah S. Knipfer,** husband and wife, by deed from **Paul Stradtner AKA P.L. Stradtner,** of record in Instrument No. 20120917-0084108 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.

TRACT 2: Vacant Lot known as 0 Greenbrier Road, Joelton, TN 37080 (Map/Parcel - 009 00 0 107.00) (formerly known as Map/Parcel 9-22)

A tract of land in the 14th Civil District, Davidson County, Tennessee, described according to a survey made by John W. Burke, Jr., Surveyor, dated September 7, 1968, as follows:
Beginning on the Northwesterly margin of Greenbriar Road, said point being 573.1 feet, Southwesterly from the Southeast corner of the property conveyed to J.L. Armstrong, and wife, of record in Book 3645, Page 361, Register's office for said County. Thence with said road South 55 deg. 47 Minutes West, 180 ft., and South 63 deg. 23 Minutes West, 35 feet, thence North 28 deg. 20 Minutes West, 613.2 feet, thence South 88 deg. 00 Minutes East, 200 feet, thence South 33 deg. 39 Minutes West, 492.2 feet, to the beginning.

Being the same property conveyed to **Joseph R. Knipfer and Deborah S. Knipfer,** husband and wife, by deed from **Paul Stradtner AKA P.L. Stradtner,** of record in Instrument No. 20120917-0084108 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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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