PICK-UP

Prepared by John M.L. Brown
222 Second Avenue North, Suite 312
Washington Square Building
Nashville, Tennessee 37201
from information provided by the parties
without the benefit of a title examination.
The preparer makes no warranties
as to the status of the title.

BILL GARRETT, Davidson County
Trans:T20100021837 DEEDQC
Recvd: 04/13/10 11:17 2 pgs
Fees:12.00 Taxes:0.00
20100413-0027842

QUITCLAIM DEED

New Owner
Michael Schultz
467 Annex Avenue
Nashville, TN 37209

Send Tax Bills to
New Owner

Map & Parcel Number
Map 90-15
Parcels 55 and 56

Pursuant to the terms of a Marital Dissolution Agreement in the case of *Melissa Nicole Schultz v. Michael Frederic Schultz,* Circuit Court for Davidson County, Tennessee, Docket No. 09D-2460, I, Melissa N. Vangyija (formerly known as Melissa Nicole Schultz), hereby quitclaim unto Michael F. Schultz (also known as Michael Frederic Schultz) all of my right, title, and interest in and to a tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 282 and all of Lot No. 284 on the Plan of Charlotte Park, Section Eleven, of record in Plat Book 2900, pages 79 and 80, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 282 fronts 51 feet on the northwesterly margin of Annex Avenue and extends back between parallel lines, 150 feet to a line in the rear, measuring 73 feet thereon.
>
> Said Lot No. 284 fronts 73 feet on the westerly margin of Annex Avenue and extends back between parallel lines 150 feed to a line in the rear, measuring 73 feet thereof.
>
> Being the same property conveyed by warranty deed from William T. Hardy and Sherry A. Hardy to Michael F. Schultz and Melissa N. Vangyija, both unmarried, of record in Instrument No. 20051107-0134581 in said Register's office.
>
> This conveyance is subject to any and all existing easements and restrictions as described in the above-mentioned warranty deed.

This is improved property known as 467 Annex Avenue, Nashville, Tennessee 37209

In witness whereof, I have hereunto set my hand this 1st day of April 2010.

MELISSA N. VANGYIJA (f/k/a
MELISSA NICOLE SCHULTZ)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 1st day of April 2010, before me personally appeared Melissa N. Vangyija (formerly known as Melissa Nicole Schultz), the within named bargainor, with whom I am personally acquainted, or who identified herself as the person named herein, and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal this 1st day of April 2010.

FAYE BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 5-02-11

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

FAYE BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIANT

Subscribed and sworn to before me this 1st day of April 2010.

NOTARY PUBLIC
My Commission Expires: 5-02-11