Davidson County DEEDQC
Recvd: 04/25/14 13:30 2 pgs
Fees:12.00 Taxes:0.00
20140425-0035072

*This instrument prepared by:*
*LAW OFFICE OF TONI WAYNICK RUTGERSON*
*200 Nashboro Blvd*
*Nashville, TN 37217*
*(615) 885-5707*

ADDRESS OF NEW OWNER:
**Steven Schryver**
**2120 Lebanon Pike, #76**
**Nashville, TN 37210**

SEND TAX BILL TO:
**To New Owner**

MAP-PARCEL NUMBERS
**95-5-B-158**

*THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITH NO TITLE SEARCH PERFORMED.*

# QUITCLAIM DEED

For and in consideration of love and affection (and no monetary consideration), We, **Merle Schryver and wife, Carol Schryver**, by these presents do hereby quitclaim, grant and convey unto **Steven Schryver, unmarried**, his successors and assigns, all of our right, title and interest, leaving Steven Schryver, unmarried, with an undivided, fee simple interest in the following described tract of land in **DAVIDSON COUNTY, TENNESSEE**, to wit:

> Being Unit No. 76 on the Master Deed of Easthaven Townhomes of record in Instrument No. 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.
>
> Being the same property conveyed to Merle Schryver and wife, Carol Schryver and Steven Schryver, unmarried, by Warranty Deed of record as Instrument No. 20041006-0120892.
>
> This improved property is known as 2120 Lebanon Pike, #76, Nashville, TN 37210.

GRANTOR MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE IN THE PROPERTY, OR AS TO THE OWNERSHIP OF THE MINERALS LOCATED ON, UNDER OR WITHIN THE PROPERTY. GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE CONDITION OF THE PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON, INCLUDING, WITHOUT LIMITATION, THE HABITABILITY, CONDITION OR FITNESS THEREOF FOR ANY PARTICULAR USE OR PURPOSE. GRANTEE AGREES THAT THE PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON, IS CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEE IN AN "AS IS, WHERE IS" AND "WITH ALL FAULTS" CONDITION. THIS CONVEYANCE IS MADE EXPRESSLY SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN FORMER DEEDS AND OTHER INSTRUMENTS OF RECORD APPLICABLE TO SAID PROPERTY, INSOFAR AS SAME ARE PRESENTLY BINDING THEREON, AND TO ANY EASEMENTS APPARENT FROM AN INSPECTION OF SAID PROPERTY.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

**Affiant**

Subscribed and sworn to before me this 25th day of April, 2014.

Notary Public

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires June 1, 2016

IN WITNESS WHEREOF we have hereunto set our hands on this the 25th day of April, 2014.

**MERLE SCHRYVER, Bargainor**

**CAROL SCHRYVER, Bargainor**

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 Merle Schryver and Carol Schryver, the Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 25th day of April, 2014.

Notary Public

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires June 1, 2016

I, Toni Rutgerson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Toni Rutgerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this day of 25th day of April, 2014, personally appeared before me, Rebecca R. Waynick, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca R. Waynick

My Commission Expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires July 7, 2015