QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF August, 2017

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

WILLIAM E. GARRETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

BILL GARRETT, Davidson County
Trans: T20170072160 DEEDQC
Recvd: 08/21/17 08:55 2 pgs
Fees: 12.00 Taxes: 0.00
20170821-0085401

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel Schuster and Mary-Margaret Fill	**Same**	
(NAME)	(NAME)	**103-08-0-070.00**
4408 Westlawn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DANIEL SCHUSTER AND MARY-MARGARET FILL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **DANIEL SCHUSTER AND MARY-MARGARET FILL, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. I on the Plan of the Resubdivision of a Portion of Lot 345, Map of Richland Realty Company's Westlawn Subdivision, of record in Plat Book 8250, Page 166, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING THE SAME PROPERTY CONVEYED TO **DANIEL SCHUSTER AND MARY-MARGARET FILL**, BY WARRANTY DEED FROM **JOHN AUSTIN AKERS AND KATHERINE MCCRARY AKERS, HUSBAND AND WIFE**, OF RECORD IN INSTRUMENT NUMBER **20170721-0073811**, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE 19TH DAY OF JULY, 2017.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****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*****

AG

This is
( ) **unimproved**
(X) **improved** property known as: **4408 Westlawn Drive, Nashville, TN 37209**
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 17 day of August, 2017.

Daniel Schuster

Mary-Margaret Fill

Mary-Margaret Fill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daniel Schuster**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of August, 2017.

Katie Vincent
Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary-Margaret Fill**, the within named bargainor, 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 the 17 day of August, 2017.

Katie Vincent
Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212