THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III (017760)
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Stephen M. Scheffer and Connie Scheffer
281 Le Bon Road
Nashville, TN 37211

SEND TAX BILLS TO:
Stephen M. Scheffer and Connie Scheffer
281 Le Bon Road
Nashville, TN 37211

NEW OWNER'S MAILING ADDRESS:
Stephen M. Scheffer and Connie Scheffer
281 Le Bon Road
Nashville, TN 37211

MAP-PARCEL NUMBER(S): 148 01 0 174.00

65463360-4939450

QUITCLAIM DEED

THIS INDENTURE, made this 29 day of April 2019, by and between Stephen M. Scheffer, a married man, hereinafter referred to as "Grantor", and Stephen M. Scheffer and Connie Scheffer, husband and wife, as Joint Tenants with Full Rights of Survivorship, hereinafter referred to as "Grantee".

WITNESSETH: that, for and in consideration of One Dollars ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in Davidson County, State of Tennessee:

See Exhibit "A" attached hereto and made a part hereof for all purposes

Property Address: 281 Le Bon Road, Nashville, TN 37211

Being the same property conveyed to Grantor by deed dated September 29, 1999 which deed was recorded at Liber/Book 11683, Page/Folio 317, in the Land Records for Davidson County on October 01, 1999.

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

This transfer is exempt from excise tax pursuant to T.C.A. 67-4-409(a)(4): "Deed is a quitclaim deed with no consideration given so no transfer tax results because transfer tax on a quitclaim deed is calculated based only on the actual consideration given."

No title examination has been performed with the preparation of this deed.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

Karen Johnson Davidson County
Batch# 229812 DEEDQC
05/14/2019 11:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190514-0045273

WITNESS: the signature of the Grantor the day and year first above written.

Stephen M. Scheffer, Grantor

STATE OF TN

COUNTY OF DAVIDSON

On this 29 day of April, 2019, before me personally appeared Stephen M. Scheffer, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

DONYETTA MARIE LARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

(OFFICIAL SEAL)

My Commission Expires
May 22, 2022

Notary Public (Signature of Notary Public)

Donyetta Lark
(Printed Name of Notary Public)

My Commission Expires: 5/22/22

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: Drivers License

AFFIDAVIT OF VALUE

STATE OF TN

COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS the signature of the Affiant.

Stephen M. Scheffer, Affiant

Sworn to (or affirmed), subscribed and acknowledged before me this 29 day of April, 2019, Stephen M. Scheffer.

DONYETTA MARIE LARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
(OFFICIAL SEAL)
My Commission Expires May 22, 2022

Notary Public (Signature of Notary Public)

Donyetta Lark
(Printed Name of Notary Public)

My Commission Expires: 5/22/22

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: Drivers License

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 408 ON THE PLAN OF THE RESUBDIVISION OF RESERVE PARCEL "D AND F" AND LOT 390 ON RECORDED PLAN OF HILLBROOK, SECTION 6, OF RECORD IN BOOK 4060, PAGE 173, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 408 FRONTS 100.33 FEET ON THE SOUTHEASTERLY MARGIN OF LE BON ROAD AND EXTENDS BACK 88.3 FEET ON THE NORTHEASTERLY LINE AND 126.4 FEET ON THE SOUTHWESTERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 114.92 FEET THEREON.

For Informational Purposes Only:

Being the same property conveyed to Stephen M. Scheffer by deed dated September 29, 1999 which deed was recorded at Liber/Book 11683, Page/Folio 317, in the Land Records for Davidson County, Tennessee on October 01, 1999. Thereafter, the property was conveyed by Stephen M. Scheffer by deed Dated _____ and recorded in Book _____ at Page _____ in the Land Records for Davidson County, Tennessee.

MAP-PARCEL NUMBER(S): 148 01 0 174.00

Property Address: 281 Le Bon Road, Nashville, TN 37211

True Copy Certification

I, Betsy Lanzotti, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne