This Instrument Prepared By:
FIDELIS LAW, PLLC
216 CENTERVIEW DRIVE, SUITE 317
BRENTWOOD, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 253064 DEEDQC
07/05/2019 10:43:53 AM 3 pgs
Fees: $22.00 Taxes: $0.00

20190705-0065704

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel**
JOHN J. DELUCA and SUSAN HEMBREE DELUCA 5106 Franklin Road Nashville, Tennessee 37220	Sun Trust Mortgage, Inc. P.O. Box 79041 Baltimore, MD 21279-0041	146-10-172

STATE OF TENNESSEE)
COUNTY OF Wilson)

WILSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC GILBERT GARCIA

The actual consideration for this transfer is NONE (0). (Exempt pursuant to Tenn. Code Ann. §67-4-409(a)(4)

Susan Hembree Schumacher
SUSAN HEMBREE SCHUMACHER

Sworn to and subscribed before me this 1 day of June, 2019.

Gilbert Garcia
Notary Public

My Commission Expires: My Commission Expires May 6, 2023

QUITCLAIM DEED

BE IT KNOWN THAT I, SUSAN HEMBREE SCHUMACHER (also known as Susan Hembree DeLuca), am the sole owner of the property herein described. It is my express desire to convey to my spouse, JOHN J. DELUCA, a tenancy by the entireties interest in said property.

THEREFORE, FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of creating tenancy by the entireties, I SUSAN HEMBREE SCHUMACHER, by these presents do hereby release, quitclaim and convey unto ROBERT M. PAUTIENUS III, Trustee, his successors and assigns, land in Davidson, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of L. M. Steele Subdivision of record in Book 3700, page 4, Register's Office for said County.

Said Lot No. 1 front 234.2 feet on the easterly margin of Franklin Road and extends back 401.12 feet on the northerly line and 415.03 feet on the broken southerly line to a dead line in the rear measuring 220.00 feet thereon.

Being the same property conveyed to SUSAN HEMBREE SCHUMACHER by KERRY JAMES SCHUMACHER, by Quitclaim Deed of record in Instrument #20090325-0026694, Register's Office for Davidson County, Tennessee; and was previously conveyed to KERRY JAMES SCHUMACHER and wife, SUSAN HEMBREE SCHUMACHER, by Instrument No. 20050930-0117667 of record, Register's Office for Davidson County, Tennessee.

The foregoing description is taken verbatim from the prior deed of record.

Said property is conveyed subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

AND NOW, I, ROBERT M. PAUTIENUS III, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto JOHN J. DELUCA AND WIFE, SUSAN HEMBREE DELUCA, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

This is improved property known as 5106 Franklin Road, Nashville TN 37220.

WITNESS OUR HANDS this 1 day of June, 2019.

GILBERT GARCIA
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Susan Hembree Schumacher
SUSAN HEMBREE SCHUMACHER

ROBERT M. PAUTIENUS, Trustee

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SUSAN HEMBREE SCHUMACHER (also known as Susan Hembree DeLuca), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 1 day of June, 2019.

Notary Public

My Commission Expires: My Commission Expires May 6, 2023

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT M. PAUTIENUS III, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 19th day of June, 2019.

Ashley B. Lawson
Notary Public

My Commission Expires:

