QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 383869 DEEDQC
04/09/2020 11:58:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200409-0037669

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 THE 1 DAY OF April, 2020.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE GRONES

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)
Scott D. Frantz and Seta K. Frantz Joint Revocable Trust Dated June 29, 2018	**Same**	
(NAME) **15057 Thoroughbred Drive**	(NAME)	**91-3-C-50.00CO**
(ADDRESS) **Fishers, IN 46040**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars and no cents, cash in hand paid by the hereinafter named Grantees and for other good and valuable considerations, the receipt all of which is hereby acknowledged, **SETA FRANTZ AND SCOTT FRANTZ, WIFE AND HUSBAND,** hereinafter called the Grantors, have bargained and sold, and does hereby quitclaim and convey unto **SCOTT D. FRANTZ AND SETA K. FRANTZ AS CO-TRUSTEES OF THE SCOTT D. FRANTZ AND SETA K. FRANTZ JOINT REVOCABLE TRUST DATED JUNE 29, 2018, TOGETHER WITH MADISON K. FRANTZ, A SINGLE WOMAN,** hereinafter called the Grantees, **AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** their heirs and assigns, all of our 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 Unit 216 of Silo House, A Condominium, and described in a Declaration of record in Instrument No. 20180709-0066264, corrected by Scrivener's Affidavit of record in Instrument No. 20180724-0072254, and amended in Instrument Nos. 20180815-0080500, 20191108-0115784 and 20200203-0012223, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed by Silo House, LLC, a Tennessee Limited Liability Company to Seta Frantz and Scott Frantz, wife and husband by Warranty Deed of record in Instrument No. 20200325-0032219, Register's Office for Davidson County, Tennessee.

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

This Instrument was prepared with information supplied by the Grantor. No updated title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1638 54th Ave N #216, Nashville, TN 37209.**

Witness my hand this the 1 day of April, 2020.

Seta Frantz

Scott Frantz

STATE OF IN)
COUNTY OF Hamilton)

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

Witness my hand and official seal, this the 1 day of April, 2020.

BRYAN J. MITZELFELT
NOTARY PUBLIC - SEAL
STATE OF INDIANA
HAMILTON COUNTY
MY COMMISSION EXPIRES OCT. 14, 2025

Notary Public
My Commission Expires: 10/14/25

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