Karen Johnson Davidson County
Batch# 408733 DEEDQC
06/02/2020 08:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200602-0056294

**Prepared by:**
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File No. 20040051

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION. FOR THIS TRANSFER IS $ -0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14 DAY OF May, 2020.

NOTARY PUBLIC

My Commission expires: 8/27/22

| Address of New Owner | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Byron Dolph Schneider and<br>Andrea Primm Schneider<br>1008 Nunnery Lane<br>Nashville, TN 37221 | Same | 141-05-0A-033.00 CO |

# QUITCLAIM DEED

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Andrea Primm Schneider, formerly known as Andrea K. Primm, married**, Grantor, herein does hereby acknowledged, have bargained and sold and hereby convey, remise, release and forever quitclaim unto my husband, **Byron Dolph Schneider**, her heirs and assigns such of my right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, as will create a tenancy by the entirety in and to said parcel of land, which is described as follows:

Land located in Davidson County, Tennessee, being Lot No. 33 on the Plan of Avondale Park, Phase 1, Section 1A, of record in Instrument No. 20080226-0018937, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Andrea K. Primm, unmarried, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 07/06/09 and recorded on 07/07/09 in Instrument No. 20090707-0063207, Register's Office for Davidson County, Tennessee.

**Andrea Primm Schneider and Andrea K. Primm is one in the same person.

This is improved property generally located:
1008 Nunnery Lane, Nashville, TN 37221

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This conveyance is made pursuant to the provisions of Tennessee Code Annotated §66-1-109, and for the express purpose of creating a tenancy by the entirety in and to the above-described property in said **Byron Dolph Schneider and Andrea Primm Schneider, Husband and Wife**, so that the entire property, upon the death of either, will pass to the other.

**THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.**

**THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.**

IN WITNESS WHEREOF, **Andrea Primm Schneider,** has caused this instrument to be executed, this the 19 day of May, 2020.

Andrea P Schneider
**Andrea Primm Schneider**

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Andrea Primm Schneider**, 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.

This the 19 day of May, 2020.

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

NOTARY PUBLIC
My commission Expires: 8/27/22

202006020056294

# True Copy Certification

**As required under T.C.A §66-24-101(d) et seq.**

I, L. Broner McCoy, 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 Tennessee

County of Cheatham

Personally appeared before me, Dana L. Austin, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 20th day of May, 2020.

Notary's Signature

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 8.27.22