Recording Requested and Deed Prepared By:

Irwin Kuhn
Venick Kuhn Byassee Austin & Rosen, PLLC
210 25th Avenue North, Suite 1010
Nashville TN 37203
(615) 321-5659

New Owner:
Monika Schmidt
3814 Auburn Lane
Nashville, TN 37215

Send Tax Bills to:
Same

Map & Parcel
116-08-0-122.00

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed before me this 21 day of July 2020.

Notary
My Commission Expires 9/7/2021
(Affix Seal)

KATHY S. MOCTEZUMA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

TENNESSEE QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that AXEL GROTHEY, hereinafter ("Grantor"), in consideration of their mutual promises has bargained and sold, and does hereby remise, release and forever transfer to MONIKA SCHMIDT ("Grantee"), her successors and assigns, all of his right, title and interest in and to that certain property described herein. The property subject to this conveyance is a certain tract of land in Davidson County, Tennessee, more fully described as follows:

Legal Description: See attached, Exhibit A. Land in Davidson County, Tennessee, being Lot No. 15 of Block C on the Plan of Woodmont Lane Homesite & of record in Plat Book 1130, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 15 fronts 85.5 feel on the Northerly margin of auburn Lane and extends back 220.1 feet on the Easterly line and 251 feet on the Westerly line, to the Southerly line of Lot No.7, measuring 75.6 feet thereon.

Being the same property conveyed to AXEL GROTHEY, a single man, and MONIKA SCHMIDT, a single woman, as joint tenants with right of survivorship by Warranty Deed from Unlimited Homes Group, Inc., a Florida corporation, signed on 2/13/2020, of record in Instrument No. 20200218-0017568, Register's Office for Davidson County, Tennessee, recorded on February 18, 2020.

This conveyance is subject to the following:

- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record In Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee.
- Easement(s) granted to Sewer easement of record in Book 3956, Page 993, Register's Office for said County.
- Any and all existing easements and restrictions as shown of record not staled herein

This is improved property known as: 3814 Auburn Lane, Nashville, Tennessee 37215.

WITNESS my hand this 13th day of July, 2020.

Karen Johnson Davidson County
Batch# 443455 DEEDQC
07/24/2020 09:39:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200724-0081497

Grantor:

AXEL GROTHEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared AXEL GROTHEY with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged to be the within named Grantor, a Tennessee resident, and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 2020.

Notary Public

V. J. BEELER
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 4-30-2022