Karen Johnson Davidson County
Batch# 505254 DEEDQC
10/30/2020 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $247.90
20201030-0126891

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File No. 20100038

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $67,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28 DAY OF Oct, 2020.

NOTARY PUBLIC

My Commission expires: 8/27/22

Address of New Owner
Philip A. Schmutz
832 West Hillwood Drive
Nashville, TN 37205

Send Tax Bills To:
Same

Tax Information:
Map/Parcel
047-00-0-173.00

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 28 day of October, 2020, 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, **David Christian Schmutz and Misti Welch Schmutz, Husband and Wife,** Grantors, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto **Philip A. Schmutz,** Grantee, his heirs, successors, and assigns, their entire right, title, and interest in and to a certain parcel of land in Cheatham County, Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows:

Beginning at an existing iron rod in the west margin of Old Hickory Boulevard at a distance of 30 feet from the center of said road, said point being the southeast corner of the Roy R. Reed property; thence along the west margin of Old Hickory Boulevard at a distance of 30 feet from the center of said road South 22 degrees 04 minutes 57 seconds West, 50.00 feet to a P.K. nail set in a paved driveway, said point being a northeast corner of Tract 2; thence leaving the west margin of Old Hickory Boulevard with boundary lines of Tract 2 on newly established lines to points as follows: North 72 degrees 56 minutes 33 seconds West, 200.65 feet to an iron rod set; North 70 degrees 07 minutes 43 seconds West, 1306.76 feet to an iron rod set; North 21 degrees 59 minutes 38 seconds East, 160.00 feet to an iron rod set in a southern boundary line of the Margaret Y. Slea property; thence along southern boundary lines of the Slea property to points as follows: South 70 degrees 17 minutes 09 seconds East, 147.00 feet to an existing iron pipe; South 70 degrees 06 minutes 39 seconds East, 1159.76 feet to an existing iron rod at the northeast corner of the Reed property; thence along boundary lines of the Reed property to points as follows: South 21 degrees 59 minutes 37 seconds West, 100.04 feet to an existing iron rod; South 70 degrees 05 minutes 13 seconds East, 200.12 feet to the point of beginning, containing 5.06 acres, more or less. Survey by Bledsoe, Adams, Christy Engineering and Surveying, LLC, Phillip Darin Christy, R.L.S. No. 1821, P.O. Box 40, Dickson, TN 37056-0040, dated 11/27/2006.

Being the same property conveyed to David Christian Schmutz by Warranty Deed from Clarence Edwin Odle dated 01/09/2019 and recorded on 01/15/2019 in Instrument No. 20190115-0004050, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to David Christian Schmutz and Misti Welch Schmutz, Husband and Wife, by Quitclaim Deed from David Christian Schmutz dated 01/09/2019 and recorded on 01/15/2019 in Instrument No. 20190115-0004127, Register's Office for Davidson County, Tennessee.

This is improved property known as:
5535 Old Hickory Boulevard, Nashville, TN 37218

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

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

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **David Christian Schmutz and Misti Welch Schmutz,** has caused this instrument to be executed, this the 28 day of Oct, 2020.

David Christian Schmutz

Misti Welch Schmutz

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **David Christian Schmutz and Misti Welch Schmutz,** 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 28 day of Oct, 2020.

NOTARY PUBLIC
My commission Expires: 8/27/22

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

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, Kara J. Krantz, 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 28 day of October, 2020.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY