Name and Address of New Owner:
Robert J. Schenerlein Revocable Trust
1017 Southside Court
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 537144 DEEDQC
12/17/2020 12:56:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201217-0149521

Send Tax Bills To:
SAME

This Instrument Prepared By:
Regina Sullo
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: Part of 105-01-0-517.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bob Schenerlein, an unmarried man,** "the Grantor," convey and quitclaim unto **Robert J. Schenerlein, Trustee of The Robert J. Schenerlein Revocable Living Trust,** "the Grantee," the following described real estate in Davidson County, TN.

A certain tract or parcel of land located in Davidson County, Tennesee, describes as follows to-wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for 1017 Southside Court Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160322-0027238 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennesee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bob Schenerlein, an unmarried man, by Warranty Deed from TM Investment, LLC, a Tennesee Limited Liability Company, recorded on August 8, 2017, and of record in Instrument No. 20170808-0080961 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1017 Southside Court, Nashville, TN 37203.

Bob Schenerlein and Robert J. Schenerlein are one and the same person.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 16th day of December 2020.

_____(SEAL)
Bob Schenerlein

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Regina Sullo, a Notary Public in and for said State and County, Robert J. Schenerlein, the within named bargainor, 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 16th day of December 2020.

Notary Public
My commission expires: 11-08-22

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
16th day of December 2020.

Notary Public
My commission expires: 11-08-22

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

File # 2020-928

True Copy Certification

I, John A Bell Jr. 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 TN
County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

LANA LOWDON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)

202012170149521