Karen Johnson Davidson County
Batch# 546333 DEEDQC
01/05/2021 10:14:19 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20210105-0001361

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TN)
COUNTY OF Williamson)
The actual consideration is $180,000.00

AFFIANT

Subscribed and sworn to before me
this 31 day of Dec 2020

NOTARY PUBLIC
My Commission Expires: 8/1/24

Donald A. Barrett Jr. Notary Public State of Tennessee Williamson County

ADDRESS OF NEW OWNER:
Robert A. Schmitt *et. ux.*
661 Shelley Drive
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
Owner

Map/Parcel 135-10-0D-040-00CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Jason Schmitt and wife Joza Schmitt, ("Grantor")** hereby convey all of their right title and interest to the hereinafter described property to **Robert A. Schmitt and wife, Linda J. Schmitt ("Grantee")**, their heirs, successors and assigns. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot Unit No. 40 together with the appurtenant interest in the common elements of Villas at Ransom Park, a horizontal property regime established by Master Deed of record in Instrument No. 20051025-0128829 as amended in Instrument No. 20061002-0121910 further amended in Instrument No. 20080502-0044959 and of record in the Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Villas at Ransom Park of record at Instrument No 20080314-0026053 Register's Office for Davidson County, Tennessee. Said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Amended and Restated Declaration of Protective Covenants, conditions and Restrictions for Villas at Ransom Park to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jason Schmitt and wife Joza Schmitt by deed from Joan Bissett of record at Instrument No. 20150429-0038371 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Jason Schmitt

Joza Schmitt

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named Jason Schmitt and Joza Schmitt with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of December, 2020.

Notary Public

My Commission Expires: My Commission Expires August 22, 2022

EBRAM THABET
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY