Karen Johnson Davidson County
Batch# 651508 DEEDQC
06/08/2021 11:37:48 AM 3 pgs
Fees: $18.00 Taxes: $111.00
20210608-0076678

This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

Name and Address of New Owners:	Send Tax Bills to:	Property Identification
Charles J. Fenton 2647 Delk Ave. Nashville, TN 37208	-same-	8110004800

QUIT-CLAIM 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 sufficiency of which is hereby acknowledged, ROBERT D. SCHATZ (the "Grantor") has this day bargained and sold, and does hereby convey, quitclaim and transfer to CHARLES J. FENTON (the "Grantee"), his heirs, successors and assigns forever, all the Grantor's interest in certain real estate situated in Davidson County, Tennessee, described more fully as follows:

> LAND in Davidson County, Tennessee, being Lot No. 44 on the revised plan of Normal Heights - Section 2, as of record in Book 2330, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to the Grantor by deed of record as Instrument #20110207-0010817, in the Register's Office for Davidson County, Tennessee.

THIS IS improved property known generally as 2647 Delk Avenue, Nashville, Tennessee 37208.

THIS PROPERTY is subject to:

1. current year's property taxes (a lien but not yet due and payable), which are assumed by the Grantee; and

2. all matters appearing on the Plan of record in Book 2330, page 54, Register's Office for Davidson County, Tennessee; and
3. Restriction of record in Book 2401, page 395, Register's Office for Davidson County, Tennessee; and
4.such other matters affecting it as may appear of record.

LISA G. SCHATZ, the wife of the Grantor, joins in this conveyance for the sole purpose of transferring, relinquishing and delivering to the Grantee any and all interests she may have in the subject property, including without limitation all rights and interests she may have by virtue of being married to the Grantor.

WHEREVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned Grantor, and his wife, have made this instrument, on this the 28th day of APRIL, 2021.

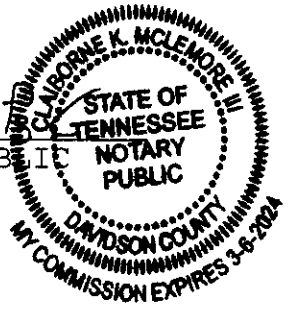
ROBERT D. SCHATZ

LISA G. SCHATZ

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 28th day of APRIL, 2021, before me personally appeared ROBERT D. SCHATZ and LISA G. SCHATZ, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal at office in Nashville, Tennessee, this the same day and date first written above.



NOTARY PUBLIC

My commission expires:

3-6-2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is _____.

Affiant

Sworn to and subscribed before me, this the ___ day of _____, 2021.

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is $ 38,000.
Affiant
Subscribed and sworn before me this the 28 Day of JUNE, 2021.
P. Johnson, Deputy Register