Karen Johnson Davidson County
Batch# 749233 DEEDQC
11/04/2021 11:13:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211104-0147600

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Marketing Works, LLC	(NAME) SAME AS NEW OWNER	
(STREET ADDRESS) 301 Northcreek Blvd., Suite #1298	(STREET ADDRESS)	Map 72-4
(CITY) (STATE) (ZIP) Goodlettsville, TN 37070	(CITY) (STATE) (ZIP)	Parcel 203

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **The Schmanski Second Family Limited Partnership,** Grantor, does hereby quitclaim and convey unto **Marketing Works, LLC**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of lots 15 and 26, Block F, Country Club Estates, of record in Plat Book 4300, Page 85, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 2 fronts 50 feet on the southwesterly margin of Ardee Avenue and extends back 253.61 feet on the northwesterly line and 245.72 feet on the southeasterly line to a dead line in the rear, measuring 50.62 feet thereon.

Being the same property conveyed to The Schmanski Second Family Limited Partnership by deed from Jonna, B. Holt, unmarried, of record in Book 10595, Page 688, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1416 Ardee Avenue, Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 29th day of October, 2021.

Affiant

My commission expires: 3/21/22
(Affix Seal)

Notary Public

MICHAEL T. MOSER
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY

Witness my hand this 29th day of October, 2021.

The Schmanski Second Family Limited Partnership

By: David A. Schmanski, Limited Partner

By: Tammy L. Schmanski, Limited Partner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named David A. Schmanski, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Limited Partner of

the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of October, 2021.

Notary Public

My Commission Expires: 3/21/22

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Tammy L. Schmanski, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Limited Partner of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of October, 2021.

Notary Public

My Commission Expires: 3/21/22