QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 752362 DEEDQC
11/10/2021 09:24:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211110-0149990

Y-PR-21-2575-0

KATHERINE VINCENT NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/03/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-3-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Schwarz Family Trust	New owner	
(NAME) **2575 Crocker Springs Road**	(NAME)	**016-00-0-225.00**
(ADDRESS) **Goodlettsville, TN, 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jason Robert Schwarz and Nicole Creanza,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nicole Creanza and Jason Robert Schwarz, Trustees of the 2021 Schwarz Family Trust,** hereinafter called the Grantee, its heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Parcel 1: Map/Parcel 016-00-0-225.00

Tract1:

Beginning at an iron rod in the Northerly right of way of Clayclick Road, said point being 8,690 feet Northwest of Lickton Pike, and being the South East corner of the Johnny Tyra property as described in Deed Book 7604, page 191, Register's Office for Davidson County, Tennessee, thence with his East line, North 48 degrees 34 minutes 16 seconds East, 1926.44 feet to an iron rod in the East line of the Steven K. Hanks and Kathleen Gould property as described in Deed Book. 10886, page 783, said Register's Office, the true point of beginning.

Thence continuing with that same line, North 48 degrees 34 minutes 16 seconds East, 1413.50 feet to an iron rod found, the original Northwest corner of the Lonnie Siebe property as described in Deed Book 20051018-0125660, thence with his North line, South 46 degrees 02 minutes 48° seconds East, 167.04 feet to an iron set, thence South 34 degrees 57 minutes 58 seconds East, 280.50 feet to an iron rod set. Thence with a new line, South 46 degrees 20 minutes 47 seconds West, 381.50 feet to an iron rod set. Thence South 84 degrees 01 minutes 36 seconds West, 595.06 feet to an iron rod set. Thence South 60 degrees 48 minutes 35 seconds West, 541.76 feet to the point of beginning and containing 8.05 acres more or less.

Tract 2:

Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 11 on a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated November 25, 1987, as follows:

Beginning at an existing iron pipe, the most southeast corner of this tract, and being a corner to Tract 10 this survey, a corner to F.W. Gray and D.B. Luster; thence with the line of said Luster S. 44 deg. 50 min. 25 sec. W. 980.62 feet to an iron pin set in the line of said Luster, and being a corner to Tract 12 this survey; thence with the line of said Tract 12, N. 45 deg. 09 min. 35 sec. W. 400.00 feet to an iron pin set; thence continuing with the line of said Tract 12, N. 8 deg. 17 min. 43 sec. E. 1881.43 feet to a large poplar tree in the margin of a 50 foot right-of-way access easement; thence, with the margin of said easement for the next three calls as follows: S. 84 deg. 33 min. 34 sec. E. 39.04 feet, S. 42 deg. 33 min. 48 sec. E. 57.78 feet, and S. 20 deg. 41 min. 56 sec. E. 284.08 feet to an iron pin set in the margin of said access easement, corner to said Tract 10; thence with the line of said Tract 10, S. 18 deg. 39 min. 20 sec. W. 130.45 feet to an iron pin set, corner to said Tract 10; thence continuing with the line of said Tract 10 S. 29 deg. 14 min. 32 sec. E. 1160.79 feet to the beginning, containing 23.41 acres, more or less.

Being the same property conveyed to **Jason Robert Schwarz and Nicole Creanza** by Warranty Deed from **Steven K. Hanks and Kathleen L. Gould**, of record in Instrument No. 20211110-0149990, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2575 Crocker Springs Road, Goodlettsville, Tennessee 37072**.

Witness our hands this the 5th day of Nov., 2021.

Jason Robert Schwarz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jason Robert Schwarz**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of Nov., 2021.

Notary Public

My Commission Expires:

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Witness our hands this the 5th day of Nov., 2021.

Nicole Creanza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nicole Creanza**, the within named bargainor, 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.

Witness my hand and official seal, this the 5th day of Nov., 2021.

Notary Public

My Commission Expires:

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022