Karen Johnson Davidson County
Batch# 771049 DEEDQC
12/09/2021 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $233.10
20211209-0163338

Prepared from information submitted by the parties without opinion of title by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP/PARCEL #
David Schluchter, et. al. 4433 46th Ave. S. Minneapolis, MN 55406	Same as New Owner	Map 051-08-0 Parcel 067.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: That for a good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **BRUCE SCHLUCHTER,** quitclaim and convey to **DAVID SCHLUCHTER and JILL PRICE, equal tenants in common,** all of my right, title and interest in and to the following described real property located in Davidson County, Tennessee, described in language of the prior deed as follows:

> Lot No. 17 in Block "I". Said lot fronts 60 feet on the south side Emmett Avenue and extends back between parallel lines 200 feet to a line, as shown on the plan of Power & Roth Madison Park Subdivision located in Davidson County, Tennessee, as shown by the plat of record in Book No. 843, Page No. 7, Register's Office of said county.
>
> BEING the same property conveyed to C. F. Terry and wife Blanche Terry by deed from Guaranty Mortgage & Loan of record in Book 1021, page 18, Register's Office for Davidson County, Tennessee. Blanche Terry subsequently died, survived by her husband C. F. Terry. Chancie Fowler Terry, being the same person as C. F. Terry and Chancie F. Terry, subsequently died unmarried and testate. His Will, recorded in Will Book 192, Page 629 and admitted to Probate by Order dated 8/25/1994 of the Circuit Court for Davidson County, Tennessee, Case No. 94P-1293, devised the within property to Betty Terry Schluchter. The administration of said estate was closed by subsequent Order of said Court dated 7/5/1995. Said property was subsequently conveyed by Betty Terry Schluchter to Betty S. Schluchter Revocable Trust dated 10/20/97, Betty S. Schluchter, Trustee, by a quitclaim deed of record at Book 10653, Page 674, said Register's Office. Betty S. Schluchter died 6/24/17 and by the terms of said Trust, was replaced as Trustee by David Schluchter and Bruce Schluchter, Co-Trustees. David Schluchter and Bruce Schluchter, Co-Trustees, subsequently conveyed said property to David Schluchter, Bruce Schluchter, and Jill Price

202112090163337

by a Trustee's Deed placed of record as Instrument _____, said Register's Office.

A Certification of Trust is of record as Instrument 20200728-0082497, said Register's Office. Betty Terry Schluchter and Betty S. Schluchter are the same person.

This is improved property known as 242 Emmitt Avenue, Madison, Tennessee 37115.

Witness the signature of the Grantor this date: 11/30/2021

Bruce Schluchter

Bruce Schluchter

STATE OF NORTH CAROLINA)
COUNTY OF WAKE)

Personally appeared before me, the undersigned Notary Public, the within named **Bruce Schluchter**, the bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: NOV. 30, 2021.

R. SCOTT HALL
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires Dec. 12, 2024

R. Scott Hall

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ 63,000.00.

Affiant

Sworn to and subscribed before me this date: 12-06-2021

Therese C. Richardson

Notary Public

My commission expires: 07-09-2024

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 30TH day of NOVEMBER, 2021, AND 6TH DAY OF DECEMBER, 2021.

Date: 12-6-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 6TH day of DECEMBER, 2021.

Theresa C. Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY