Karen Johnson Davidson County
Batch# 794336 DEEDQC
01/24/2022 10:42:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220124-0008560

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this quitclaim deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 21 day of January, 2022. Notary Public My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

QUITCLAIM DEED

Address New Owner: Noteworthy Properties, LLC 9190 Shawnee Trail Powell, OH 43065	Send Tax Bills To: New Owner	Tax Information: 072-15-2M-001.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Carla Waldron, an unmarried woman and Nicholas Schroer, a married man, as Joint Tenants with rights of survivorship,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Noteworthy Properties, LLC, an Ohio limited liability company,** its heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1, Riverside Station, a Planned Unit Development, Horizontal Property Regime with Private Easements as shown in Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20200114-0005127, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Carla Waldron, an unmarried woman and Nicholas Schroer, a married man, as Joint Tenants with rights of survivorship from Riverside East Development, LLC, a Tennessee limited liability company by Warranty Deed recorded on April 6th, 2021 in Instrument No. 20210406-0045327, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1527 Riverside Drive Nashville, TN 37206.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of January 2022.

Carla Waldron

Carla Waldron

Nicholas Schroer

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Carla Waldron**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of January 2022.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____

STATE OF Tennessee)
COUNTY OF Davidson)

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

Witness my hand and official seal at office, this 21st day of January 2022.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____