Karen Johnson Davidson County
Batch# 808130 DEEDQC
02/18/2022 10:00:55 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220218-0019109

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Numbers:
Ashley Schwartau, Trustee Justin Ray Bonnema, Trustee 3244 Knobview Drive Nashville, TN 37214	Ashley Schwartau, Trustee 3244 Knobview Drive Nashville, TN 37214	084 16 0 200.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Ashley Schwartau** and **Justin Ray Bonnema** as Grantors, by these presents do hereby quitclaim and convey unto **Ashley Schwartau, as Trustee of the Ashley Schwartau Revocable Trust Agreement, U/A Dtd. February 17, 2022** and **Justin Ray Bonnema, as Trustee of the Justin Ray Bonnema Revocable Trust Agreement, U/A Dtd. February 17, 2022**, as Grantees, all of their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, and more particularly described as follows, to wit:

PLEASE SEE ATTACHED EXHIBIT "A"

This is improved property known as 3244 Knobview Drive, Nashville, TN 37214.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF I have hereunto set my hand and seal on this 17 day of February, 2022.

Ashley Schwartau

Justin Ray Bonnema

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jessica L Bailey, a Notary Public in and for said County, **Ashley Schwartau** and **Justin Ray Bonnema**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of February, 2022.

Jessica L Bailey
Notary Public

My Commission Expires: 7/9/2024

JESSICA L. BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires 7/9/2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 17 day of February, 2022.

Jessica L Bailey
Notary Public

My Commission Expires: 7/9/2024

JESSICA L. BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires 7/9/2024

EXHIBIT "A"

That certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows:

Land being located in the 15th Council District of Davidson County, Tennessee. Also being Parcel No. 200 on Davidson County Tax Map 84-16. The survey hereon was surveyed by Dale and Associates, Inc., on January 4, 2011. Being Lot No. 37 on the Plan of Nob Hill, of record in Plat Book 2663, Page 31, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. And being more particularly described by metes and bounds as follows:

Beginning at an iron rod situated in the easterly margin of Knobview Drive (North=670507.0742, East 1770187.2500) said point also being southwest corner of the Sally Sherman property of record in Will Book 20060803-0094747, R.O.D.C., TN. Thence, leaving said road, North 71 degrees 18 minutes 18 seconds East, a distance of 303.86 feet to an iron rod; Thence South 18 degrees 11 minutes 39 seconds West, a distance of 156.39 feet to a concrete monument; Thence South 62 degrees 51 minutes 30 seconds West, a distance of 199.50 feet to an iron rod situated in the easterly margin of Knobview Drive; Thence, along said road along a curve to the right, having a centrak angle of 07 degrees 33 minutes 32 seconds, a radius of 1175.00 feet, a tangent of 77.62 feet, a length of 155.01 feet, and having a chord which bears North 23 degrees 22 minutes 40 seconds West, a distance of 154.90 feet to the point of beginning and containing 0.796 acres or 34,685.743 square feet of land more or less. Survey prepared by Dale & Associates, Inc.

Being the same property conveyed to Ashley Schwartau and Justin Bonnema, wife and husband from Andrew D. Martin a/k/a Andrew Darren Martin and Mackenzie Nicole Martin, husband and wife, by Deed dated the 9th day of December, 2016, and of record as instrument number 20161214-0130942, Register's Office for Davidson County, Tennessee; and further by Scrivener's Affidavit, dated April 6, 2017, from Rhonda Hannah, employee of Property Title Services, LLC, attesting to the name corrections of the Grantors, said Scriver's Affidavit of record as instrument number 20170411-0035150, Register's Office for Davidson County, Tennessee.