BOX 10-B

Karen Johnson Davidson County
Batch# 808843 DEEDQC
02/22/2022 09:28:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220222-0019674

L. A. COHEN — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/2/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION PROVIDED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANIELLE SCHOEN	**HOME POINT FINANCIAL CORPORATION**	**094-01-0-452.00**
(NAME)	(NAME)	
1607 ELECTRIC AVENUE	**P. O. BOX 660936**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	**DALLAS, TX 75266-0936**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **THOMAS SCHOEN, FOR THE EXPRESS PURPOSE OF CREATING A FEE SIMPLE IN THE GRANTEE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **DANIELLE SCHOEN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 74 as shown no the map entitled Shelby Villages No. 3, of record in Book 2083, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Danielle Schoen and Thomas Schoen, wife and husband, by deed dated August 23, 2019 from Jessica Turnbull, married, of record in Instrument No. 20190823-0085145, said Register's Office.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **1607 ELECTRIC AVENUE, NASHVILLE, TN 37206**
(House Number) (Street) (P.O Address) (City or Town) (Postal Zip)

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.

Witness my hand this 18 day of **FEBRUARY, 2022.**

THOMAS SCHOEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Thomas Schoen,** the 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 at office this 18 day of **FEBRUARY, 2022.**

My Commission Expires: 5/2/2022

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public