THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PL
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 817970 DEEDQC
03/09/2022 09:18:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220309-0026759

State of Tennessee
County of Williamson

Actual Consideration or
ıe, whichever is greater,
his transfer is $10.00.

Affiant

Address New Owner(s) as follc

Kelsey Ann Wonderlin, Trustee
Michael Harley Schoenfield, Trustee
420 B 37th Avenue North
Nashville, TN 37209

Subscribed and sworn to
before me, this the 5th day
of November, 2021.

MARK BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

Notary Public

Send Tax Bill to:
Owner

Map-Parcel Numbers:
092-09-OV-002.00-CO

My Commission Expires:
12/3/24

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Kelsey Ann Wonderlin, a single woman and Michael Harley Schoenfield, a single man, joint tenants with rights of survivorship** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Kelsey Ann Wonderlin, Trustee of the Kelsey Ann Wonderlin Living Trust dated November 5, 2021, and any amendments thereto., a Fifty percent (50%) undivided interest and Michael Harley Schoenfield, Trustee of the Michael Harley Schoenfield Living Trust dated November 5, 2021, and any amendments thereto., a Fifty percent (50%) undivided interest** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 420 B 37th Avenue North, Nashville, TN 37209.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 5th day of November, 2021.

Kelsey Ann Wonderlin

Michael Harley Schoenfield

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kelsey Ann Wonderlin and Michael Harley Schoenfield** , the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

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

My commission expires: 12/30/24 _____ Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

LAND situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 420 37th Avenue North, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150807-0079089, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kelsey Ann Wonderlin, a single woman and Michael Harley Schoenfield, a single man, joint tenants with right of survivorship by Warranty Deed from Sarah J. Upton and Brandon M. Upton, wife and husband, dated 07/07/2020, of record in Instrument No. 20200709-0074598, said Register's Office for Davidson County, Tennessee.

KAW MHS