Karen Johnson Davidson County
Batch# 840051 DEEDQC
04/14/2022 03:07:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20220414-0043715

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills To Grantee(s) at:	Map & Parcel No.
Carolyn Dale Attorney at Law*, c/o Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024	Doma Insurance Agency, Inc. FKA States Title Agency, Inc. Recording Dept 4 Park Plaza Suite 1500 Irvine, CA 92614	Quinten Tyler Schulze and Rachel Winifred Chiaravalle Schulze 2102 Ridgecrest Drive, Nashville, TN 37216	072-12-0-111-00

QUITCLAIM DEED

FOR ZERO DOLLARS ($0.00), and other good and valuable consideration, given by Quinten Tyler Schulze and Rachel Winifred Chiaravalle Schulze, husband and wife, as tenants by the entirety, whose address is 2102 Ridgecrest Drive, Nashville, TN 37216 ("Grantee(s)"), the receipt and sufficiency all of which is hereby acknowledged, Quinten Tyler Schulze and Rachel Chiaravalle, now known as Rachel Winifred Chiaravalle Schulze, who acquired title as unmarried individuals, whose address is 2102 Ridgecrest Drive, Nashville, TN 37216, ("Grantor(s)"), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 130 ON THE PLAN OF DALEWOOD, SECTION II OF RECORD IN PLAT BOOK 1835, PAGE 6, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT FRONTS 82 FEET ON THE WESTERLY SIDE OF RIDGECREST DRIVE AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO A DEAD LINE.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same real estate conveyed to Grantor by instrument recorded on 03/28/2019 at Instrument Number: 20190328-0028059 in the Register's Office of Davidson County, Tennessee.

Commonly known as 2102 Ridgecrest Drive, Nashville, TN 37216. This address is provided for informational purposes only.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signature Page Follows]

File No. PM-288302

GRANTOR(S):

Rachel Schulze

Rachel Chiaravalle, now known as Rachel Winifred Chiaravalle Schulze

ACKNOWLEDGMENT

STATE OF TN)

COUNTY OF Davidson)

Personally appeared before me, Louis N Ogiemudia, notary public, Rachel Chiaravalle, now known as Rachel Winifred Chiaravalle Schulze, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of Nov 2022, ____.

Notary Public

Louis N Ogiemudia

Notary Public Name (Printed)

My Commission Expires: 9-6-2022

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR(S):

Quinten Tyler Schulze

ACKNOWLEDGMENT

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, Louis N Ogiemudia, notary public, Quinten Tyler Schulze, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of May, 2022

Notary Public

Louis N Ogiemudia

Notary Public Name (Printed)

My Commission Expires: 9-6-24

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Information contained in this deed was provided to the preparer by a party's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. The preparer did not review a title search or provide legal advice regarding this document or the transaction. Any questions regarding this deed should be directed to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterslawfirm.com, 713-360-6290.

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $0.00.

GRANTEE(S):

Quinten Tyler Schulze

Rachel Winifred Chiaravalle Schulze

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Louis N Ogiemudia, notary public, Quinten Tyler Schulze and Rachel Winifred Chiaravalle Schulze, husband and wife, as tenants by the entirety, the within named Grantee(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of May, 2022.

Notary Public

Louis N Ogiemudia

Notary Public Name (Printed)

My Commission Expires: 9-6-22

(For Recording Data Only)

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Tanya Pivas, 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 March 29 2022 (date of document).

Affiant Signature

4/8/2022.

Date

State of _____

County of _____

Sworn to and subscribed before me this _____ day of _____, 2_____.

See Attached.

Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On April 8, 2022. before me, Tam Lu, Notary Public
(insert name and title of the officer)

personally appeared Kenya Rivas,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TAM LU
COMM # 2358311
ORANGE County
California Notary Public
Comm Exp May 19, 2025

Signature _____ (Seal)