Karen Johnson Davidson County
Batch# 841486 DEEDQC
04/19/2022 08:58:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220419-0044638

Quit Claim Deed

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF March 2022

Notary Public

MY COMMISION EXPIRES 09/02/24
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Nations Financial Services 9001 W 67th Street, Merriam, KS 66202 913-383-0202 File No.: 22NL04038

22WR07502

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Nathan Schneider and Kayla Witty	**Nathan Schneider and Kayla Witty**	**105071A30800CO**
(NAME) **1260 Martin St. #312**	(NAME) **1260 Martin St. #312**	
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **Nashville, TN 37203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF $0.00, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Nathan Schneider, now married to Kayla Witty, and Terry Lee Schneider, married to Linda Schneider,** whose mailing address is **1260 Martin St. #312, Nashville, TN 37203,** HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED AND CONVEYED UNTO, **Nathan Schneider and Kayla Witty husband and wife, joint tenants with right of survivorship,** whose mailing address is **1260 Martin St. #312, Nashville, TN 37203,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL THEIR RIGHT, TITLE AND INTEREST IN CERTAIN REAL ESTATE IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 312 of The 1260 Martin Condominium, described in the Declaration for The 1260 Martin Condominium, of record in Instrument no. 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-0074509, 20170918-0095139 and 20170919-0095966, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration, said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Nathan Schneider, a married man and Terry Lee Schneider, a married man, as tenants in common with rights of survivorship by Warranty Deed from 1260 Martin, LLC as recorded 10/18/2017 as Document 20171018-0106612.

Commonly Known As: 1260 Martin St. #312, Nashville, TN 37203

Tax ID: 105071A30800CO

NOTE: Deed prepared with no consideration to add spouse to vesting and remove one borrower from vesting.

This improved/ unimproved property known as:

1260 Martin St. #312, Nashville, TN 37203
(House Number)(Street)(City or Town)(Postal Zip)

Quit Claim Deed

Witness my hand this 21 day of March, 2022

Nathan Schneider

Kayla Witty

STATE OF ~~TENNESSEE~~
COUNTY OF Davis

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Nathan Schneider and Kayla Witty**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence).

Witness my hand and ~~official seal~~ at the office in Nashville, Tennessee, this the 21 day of March, 2022

Notary Public

Ann Stathos Donnell
Printed Name
My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Quit Claim Deed

Witness my hand this 18 day of February, 2022.

Terry Lee Schneider

Linda Schneider

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF El Paso

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Terry Lee Schneider and Linda Schneider**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence).

Witness my hand and official seal at the office in Feb, Colorado, ~~Tennessee~~, this the 18 day of Feb, 2022.

Notary Public

Elizabeth Salazar
Printed Name
My Commission expires: 3-24-25

ELIZABETH MARIE SALAZAR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214011665
My Commission Expires: March 24, 2025

AFTER RECORDING RETURN TO:
Nations Lending Services / INWK INC.
9001 W 67th Street
Merriam, KS 66202

Legal Description
(Exhibit A)

22NL04038 105071A30800CO

Land in Davidson County, Tennessee, being Unit 312 of The 1260 Martin Condominium, described in the Declaration for The 1260 Martin Condominium, of record in Instrument no. 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-0074509, 20170918-0095139 and 20170919-0095966, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration, said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Nathan Schneider, a married man and Terry Lee Schneider, a married man, as tenants in common with rights of survivorship by Warranty Deed from 1260 Martin, LLC as recorded 10/18/2017 as Document 20171018-0106612.

Commonly Known As: 1260 Martin St. #312, Nashville, TN 37203

Tax ID: 105071A30800CO

Being the same property conveyed to Nathan Schneider and Kayla Witty husband and wife, joint tenants with right of survivorship by Quit Claim Deed from Nathan Schneider, now married to Kayla Witty, and Terry Lee Schneider, married to Linda Schneider as recorded _____ in book _____ at page _____ as Document _____.

Tennessee Certification of Electronic Document

I, Zenicka McCloud, 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 03/21/2022 (date of document).

Zenicka McCloud
Affiant Signature

03/24/2022
Date

State of Kansas

County of Johnson

Sworn to and subscribed before me this 24th day of March, 2022.

Aundra Reynolds
Notary's Signature
Aundra Reynolds

MY COMMISSION EXPIRES: January 16, 2023

NOTARY'S SEAL

AUNDRA REYNOLDS
Notary Public - State of Kansas
My Appointment Expires 01/16/23