Karen Johnson Davidson County
Batch# 852133 DEEDQC
05/06/2022 03:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220506-0052671

Prepared by:
615 Title, LLC
807 Bradford Ave
Nashville, TN 37204

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 21st day of April, 2022.

D. SHAYNE ADAIR
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
June 13, 2022

Notary Public
My commission expires: 06/13/2022

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jeffrey, Catherine, Vanessa Schmalz and Victor Wise	New Owners	
523 B 27th Ave North		092-10-00-001.00-CO
Nashville, TN, 37209		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Jeffrey Schmalz and wife, Catherine Schmalz, and Vanessa Schmalz, unmarried, tenants in common with rights of survivorship,** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto **Jeffrey Schmalz and wife, Catherine Schmalz, and Vanessa Schmalz, unmarried, and Victor Wise, unmarried, tenants in common with rights of survivorship,** hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes At 523 27th Avenue North of record as Instrument No. 20191204-0124981 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Jeffrey Schmalz and wife, Catherine Schmalz, and Vanessa Schmalz, unmarried, tenants in common with rights of survivorship by Warranty Deed from BRG, LLC, a Tennessee Limited Liability Company, dated September 9, 2020, recorded September 14, 2020 in Instrument No. 20200914-0104727, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **523 B 27th Ave North, Nashville, TN 37209.**

Witness my/our hands this 21st day of April, 2022.

Jeffrey Schmalz

Catherine Schmalz

Vanessa Schmalz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for said County and State, the within named, Jeffrey Schmalz, by means of an interactive two-way audio and video communication, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence of identity), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained. This notarial act was an online notarization.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of April, 2022.

D. SHAYNE ADAIR
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
June 13, 2022

Notary Public
My Commission Expires: 06/13/2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for said County and State, the within named, Catherine Schmalz, by means of an interactive two-way audio and video communication, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence of identity), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained. This notarial act was an online notarization.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of April, 2022.

D. SHAYNE ADAIR
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
June 13, 2022

Notary Public
My Commission Expires: 06/13/2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for said County and State, the within named, Vanessa Schmalz, by means of an interactive two-way audio and video communication, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence of identity), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained. This notarial act was an online notarization.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of April, 2022.

D. SHAYNE ADAIR
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
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Notary Public
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THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY ONE OR MORE OF THE PARTIES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED. NO TITLE SEARCH WAS REQUESTED OR PERFORMED. THE PREPARER OF THIS INSTRUMENT DID NOT PARTICIPATE IN THE CLOSING OF THIS TRANSACTION.

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 4/21/2022.

D. Shayne Adair

4/22/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 22 day of April, 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D Wideman
Notary Public
My Commission Expires: 03/07/2026