Karen Johnson Davidson County
Batch# 943025 DEEDQC
11/18/2022 01:47:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221118-0122780

THIS INSTRUMENT WAS PREPARED BY: **STEWART TITLE COMPANY** **100 BLUEGRASS COMMONS BOULEVARD** **SUITE 115** **HENDERSONVILLE, TN 37075** FILE 1764201	STATE OF **TENNESSEE** COUNTY OF **SUMNER** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF NOVEMBER 2022. NOTARY PUBLIC MY COMMISSION EXPIRES:

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Mark Schobinger and Gina Schobinger, Trustees of the GMS Trust dated June 17, 2016, and any amendments thereto	Same as new owner	086 12 0D 027.00 CO
(NAME)	(NAME)	
1716 Evans Hill Court		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage TN 37076		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SARAH SCHOBINGER, AN UNMARRIED WOMAN AND MARK SCHOBINGER AND GINA SCHOBINGER, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, "GRANTOR", by these presents, does hereby quitclaim and convey unto **MARK SCHOBINGER AND GINA SCHOBINGER, TRUSTEES OF THE GMS TRUST DATED JUNE 17, 2016, AND ANY AMENDMENTS THERETO,** hereinafter called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to 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. 27, on the plan of FINAL PLAT RIVERBROOK (FKA EVANS HILL) SUBDIVISION PHASE 1B, as shown on plat of record in Instrument 20211119-0154025, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Sarah Schobinger, an unmarried woman and Mark Schobinger and Gina Schobinger, husband and wife, as tenants in common with rights of survivorship by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated November 18 2022 and recorded in Instrument No. 20221118-0122736 Register's Office for Davidson County, Tennessee.

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

This is **improved** property known as **1716 Evans Hill Court, Hermitage, TN 37076.**

WITNESS my/our hand(s) this 18th day of November 2022.

Sarah Schobinger
SARAH SCHOBINGER

M-K S
MARK SCHOBINGER

Gina Schobinger
GINA SCHOBINGER

TATE OF **TENNESSEE**
COUNTY OF **SUMNER**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Sarah Schobinger and Mark Schobinger and Gina Schobinger, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purpose therein contained.

Witness my hand this 18th day of November 2022.

Notary Public

My Commission Expires: _____

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand do hereby make oath that I am a licensed attorney and/or 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 11/18/22.

Affiant
Date: 11/18/22

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 18 day of November, 20 22

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024