Karen Johnson Davidson County
Batch# 949169 DEEDQC
12/08/2022 08:25:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221208-0127778

PREPARED BY:
JAMES L. COLLIER, ATTORNEY
222 Second Avenue North
Washington Square, Suite 210
Nashville, TN 37201

FROM: MISTI SCHMUTZ

TO: DAVID C. SCHMUTZ

NEW OWNER:
Send Tax Statements To:

Map and Parcel No:
092090V002.00

DAVID C. SCHMUTZ
425 B 36th Avenue North
Nashville, TN 37203

QUITCLAIM DEED

Pursuant to a Marital Dissolution Agreement and Final Decree of Divorce entered into by and between the parties in the Third Circuit Court of Davidson County, Tennessee. I, **Misti Schmutz**, hereby transfer and by these presents do remise, release and quitclaim unto, **David C. Schmutz**, his heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee, 425 B 36th Avenue North, Nashville, Tennessee.

Land in Davidson County, Tennessee. Being Unit No. B on the Plan of Homes at 425 36th Avenue, a Horizonal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150805-0078021, as amended in Instrument No. 20150904-0090250, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Midtown Realty, LLC by deed from Harold Johnson, dated 02/14/2019, of record in Instrument No. 20190214-0014049, said Register's Office.

Also being the same property conveyed to Harold Johnson by deed from Progressive Development, LLC, dated 06/13/2017, of record in Instrument No. 20170614-0059894, said Register's Office.

Also being the same property conveyed to Progressive Development, LLC, by deed from Harold G. Johnson, dated 12/28/2016, of record in Instrument No. 20161230-0137289, said Register's Office.

Also being a portion of the same property conveyed to Harold G. Johnson by deed from Carroll H. Crimmons, Jr. and wife, Nancy Crimmons, dated 05/14/2015, of record in Instrument No. 20150608-0053311, said Register's Office.

Being the same property conveyed to Misti Schmutz and David C. Schmutz, wife and husband, by Warranty Deed from Midtown Realty, LLC of record in Instrument No. 20190618-0058796 Register's Office for Davidson County, Tennessee, dated 06/18/2019.

Subject to all Easements and Restrictions of record.

This is improved property known as: 425 B 36th Ave. N., Nashville, TN 37203.

WITNESS my hand this, the 8th day of November, 2022.

MISTI SCHMUTZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above County and State, the within named **MISTI SCHMUTZ**, the bargainor, with whom I am personally acquainted (or who identified herself to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at the office, this the 8th day of November, 2022.

NOTARY PUBLIC

My Commission Expires: 5/5/25

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(A).

LAURA S. BLUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025