THIS INSTRUMENT PREPARED BY:

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 964963 DEEDQC
01/27/2023 09:40:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230127-0006271

Box 14

ADDRESS NEW OWNER AS FOLLOWS:
Jennifer Schmidt
1209 Greenland Avenue
Nashville TN 37216

SEND TAX BILLS TO:
Regions Mortgage
PO Box 18001
Hattiesburg MA 39404-8001

PARCEL ID
061.12-12-0-178.00

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Jennifer Schmidt, devisee under the Will of J. Ruth Schmidt to Jennifer C. Schmidt, unmarried hereinafter called the Grantor, by these presents does transfer and quitclaim unto Jennifer Schmidt, unmarried, hereinafter called the Grantee, her heirs and assigns, all of Grantor's interest in 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. 3 on the unrecorded Plan of Jno L. Kennedy's Subdivision of the easterly part of Lot 3 of the William Land or Sallie W. Love tract, described according to survey of W.B. Southgate, dated July 1917, further described by survey of John Kohl, dated June 7, 1979, as follows:

Beginning on the northerly margin of Greenland Avenue at a point 294 feet west of the westerly margin of Kennedy Avenue, said point being the corner of Lot Nos. 3 and 4; thence with the line between said two lots, northwardly 416.7 feet to the southerly line of Eastdale Subdivision; thence with said line westwardly 100 feet, more or less to the corner of Lot Nos. 2 and 3; thence with the dividing line between Lot Nos 2 and 3, southwardly 415 feet to the northerly margin of Greenland Avenue, eastwardly 100 feet to the beginning.

BEING the same property conveyed to Ruth Schmidt by deed from Robert D. Ridley, Trustee of the Robert D. Ridley Revocable Living Trust dated January 20, 1988, as recorded as Instrument No. 20040927-0116238, Register's Office for Davidson County, Tennessee. The said Ruth Schmidt, also known as Juanita Ruth Schmidt, died August 4, 2015, leaving a Last Will and Testament which was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Case No. 15P-1490. Pursuant to said Will, the property was devised to Jennifer Schmidt.

Commonly known as: 1209 Greenland Ave, Nashville TN 37216

This quitclaim deed has been executed and recorded by the undersigned owner to make a public record of her ownership of the subject property which was devised to the said Jennifer Schmidt pursuant to her mother's Last Will and Testament as described above.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

IN WITNESS WHEREOF, this instrument has been executed this 24th day of January 2023.

Jennifer Schmidt, Devisee

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennifer Schmidt the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 24th day of January 2023.

Notary Public
My Commission Expires: 11/6/2024

SHERRI KELLEY State of Tennessee Notary Public DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 24th day of January 2023.

Notary Public
My commission Expires: 11/6/2024

SHERRI KELLEY State of Tennessee Notary Public DAVIDSON COUNTY TENNESSEE