Karen Johnson Davidson County
Batch# 965344 DEEDQC
01/27/2023 02:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230127-0006494

QUITCLAIM DEED

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

LR-EXP-22-1605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 2023.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES: 07/03/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jacob Daniel Van Schenck and Lindy Rosamund Van Schenck and Russell Armstrong, a married man	**New Owner**	
(NAME)	(NAME)	**050-03-0B-206-00-CO**
1605 Berrywood Way,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-6011		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACOB DANIEL VAN, SCHENCK AND LINDY ROSAMUND VAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JACOB DANIEL VAN SCHENCK AND LINDY ROSAMUND VAN SCHENCK, HUSBAND AND WIFE, AND RUSSELL ARMSTRONG, A MARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that 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. 119 on the Plan of Amended Final Plat of Mulberry Downs, Phase 1B of record in Plat Book 7900, Page 740, and Amended Plat Book 7900, Page 818, 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 Jacob Daniel Shenck and Lindy Rosamund Van Shenck, husband and wife, by Warranty Deed from Andrea D. Garcia (now known as Andrea Roth) of record in Instrument No. 20221222-0132251 Register's Office for Davidson County, Tennessee, dated December 14, 2022 and recorded on December 22, 2022.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1605 Berrywood Way, Nashville, Tennessee 37207-6011**.

Witness my/our hand(s) this the 14th day of December, 2022.

Jacob Daniel Van Schenck

Lindy Rosamund Van Schenck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACOB DANIEL VAN SCHENCK, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of December, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDY ROSAMUND VAN SCHENCK, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of December, 2022.

Notary Public
My Commission Expires: _____

(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Ave S.
Nashville, TN 37212

I, Brian Mitchell, 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 December 14, 2022 (date of document).

Brian Mitchell

Affiant Signature

Date January 27, 2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of January, 2023.

Dawn Martin

Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

