Karen Johnson Davidson County
Batch# 966194 DEEDQC
02/01/2023 10:52:07 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230201-0007377

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map & Parcel No.
130-090-084.00

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E .

Affiant

Subscribed and sworn to before me this 31st day of January, 2023.

Notary Public

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5-9-26

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION BY:

Peter Weiss, Attorney
Ortale Kelley Law Firm
330 Commerce Street, Suite 110, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Andrew J. Shmerling	**Owner"**
(Name)	(Name)
614 Chesterfield Way	
(Street Address)	(Street Address)
Nashville, Tennessee 37212	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Eugene H. Scheppe, unmarried**, hereinafter the **"Grantor"**, do hereby quitclaim and convey all of my right, title and interest to, **Andrew J. Shmerling, a single person**, hereinafter the **"Grantee"**, his heirs and assigns, in and to the certain tracts or parcels of land in Davidson County, Tennessee, more fully described on Exhibit "A" attached hereto and described therein.

This is improved property located at 409 Page Road, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, the Grantor has hereunto executed this instrument on this 31st day of January, 2023.

Eugene H. Scheppe

Eugene H. Scheppe

State of Virginia)
County of Loudoun)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Eugene H. Scheppe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in the county and state referenced above, this 31st day of January, 2023.

Notary Public: Gloria Asare

My Commission expires: 12/31/2024
Registration No: 7901547

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC ·

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Notarized online using audio-video communication

EXHIBIT "A"

Being a tract of land in the 34th Council District of Davidson County, Tennessee, said tract being part of Lon 4 on the Map of Bransford Realty Company's Forest Park Subdivision of a part of Belle Meade, as of record in Book 421, Page 64 in the Register's Office for Davidson County, Tennessee (R.O.D.C.T.), and being more particularly described according to a boundary survey by Clint Elliott Survey dated 12-15-2022, Jason Garrett TN RLS #286, containing 0.596 acres more or less and being, as follows:

Beginning at a Magnail stamped Clint Elliott Survey on the western margin of Page Road (20' from the centerline of pavement), said Magnail being the southeast corner of a 25' strip of an unaccepted street that was dedicated on the Revised Plan of the Highlands of Bellemeade No. 2 as of record in Book 843, Page 18, R.O.D.C.T., thence leaving said Highlands of Bellemeade plat and with said western margin of Page Road South 05 degrees 32 minutes 17 seconds West for 112.97 feet to a 1" Pipe, said Pipe being the northeast corner of the Hardy & Sherri Burch property as of record in DB-20171129 0121721 R.O.D.C.T.;

Thence leaving said Page Road and with the north line of said Burch property South 71 degrees 34 minutes 44 seconds West for 279.62 feet to a 1" Pipe, said Pipe being on the eastern line of Lot 4 on the plan of Anderson Court Subdivision as of record in Book 2083, Page 28, R.O.D.C.T.;

Thence leaving said Burch property and with the eastern line of said Lot 4 North 21 degrees 03 minutes 09 seconds West for 62.77 feet to a 1" Pipe, said Pipe being the southwest corner of the Salvador & Eileen Hernandez property as of record in DB-20090603 0051057, R.O.D.C.T.;

Thence leaving said Lot 4 and with the southern line of said Hernandez property North 63 degrees 15 minutes 23 seconds East for 324.68 feet to a Magnail stamped Clint Elliott Survey on the southern line of said Highlands of Bellemeade plat;

Thence leaving said Hernandez property and with the southern line of said Highlands of Bellemeade plat South 66 degrees 12 minutes 27 seconds East for 9.61 feet to the Point of Beginning,

Being the same property conveyed to James J. Stathis, unmarried, by Warranty Deed from Sidney F. Boutwell, unmarried, of record in Book 5927, Page 989, Register's Office for Davidson County, Tennessee, dated August 19, 1982 and recorded on August 23, 1982. Further, being the same property conveyed to James J. Stathis, an unmarried person, and Eugene H. Scheppe, an unmarried person, as joint tenants with right of survivorship, by Quitclaim Deed from James J. Stathis, an unmarried person, of record in Book 8195, Page 291, Register's Office for Davidson County, Tennessee, dated August 31, 1990 and recorded on September 13, 1990. James J. Stathis died on February 26, 2022, vesting Eugene H. Scheppe as the surviving tenant.

True Copy of Certification

I, Hillary Smith, 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 is a true and correct copy of the original document executed and authenticated according to law on January 31, 2023.

Signature

Date: 1/31/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me this the 31 day of January, 2023.

Tracey Perry
Notary Public

My commission Expires: 5-9-26

SEAL TRACEY PERRY NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON