Karen Johnson Davidson County
Batch# 969301 DEEDQC
02/09/2023 02:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230209-0009643

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Mark Louis Schatz 821 Miner Road Crownsville, MD 21032	New owner	083-070-106.00

This Quitclaim Deed is intended to vest title solely in Mark Louis Schatz, the surviving tenant by the entirety.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Mark Louis Schatz, unmarried**, by these presents does hereby quitclaim and convey unto, **Mark Louis Schatz, unmarried**, his successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Being Lot No. 5, Block "A" on the Map of Tillman Subdivision, Part 1, of Record in Book 1130, Page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 70 feet on the westerly side of Powers Avenue and runs back between paralle! lines 200 feet to a dead line.

Being the same property conveyed to Mark Louis Schatz and Eileen O. Carson, husband and wife from Mark L. Schatz, married, and Sylvia Schatz, unmarried by Quitclaim Deed dated March 30, 2017, and recorded on July 6, 2017, of record in Instrument No. 20170706-0068164, as amended by Scrivener's Affidavit of record in Instrument No. 20180423-0038150, in the Register's Office of Davidson County, Tennessee. Eileen O. Carson having since died, leaving Mark Louis Schatz as the surviving Tenant by the Entirety.

This being also known as 717 Powers Avenue, Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 9th day of February, 2023.

Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 31 day of January, 2023.

Mark Louis Schatz

STATE OF MARYLAND
COUNTY OF Anne Arundel

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Mark Louis Schatz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of January, 2023.

Notary Public

My Commission Expires: _____

Cedulie Laumann
NOTARY PUBLIC
Anne Arundel County, Maryland
My Commission Expires: 04/03/2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 February 9, 2023 (date of document).

Affiant Signature

February 9, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 9th day of February, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023