QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 973405 DEEDQC
02/23/2023 09:53:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230223-0012737

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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 21st DAY OF February 2023

Notary Public

MY COMMISSION EXPIRES: 1/8/24

(AFFIX SEAL)

G-BR-23-610-305

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)
Noteworthy Properties, LLC, an Ohio Limited Liability Company	**Same as New Owner**	
(NAME)	(NAME)	**092-07-0I-305-00-CO**
6689 Riverrun Lane		
(ADDRESS)	(ADDRESS)	
Delaware, OH 43015		
(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, **CARLA S. WALDRON, A SINGLE PERSON AND NICHOLAS SCHROER, A MARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **NOTEWORTHY PROPERTIES, LLC, AN OHIO LIMITED LIABILITY COMPANY,** 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 Unit No. 305, The 1865, A Condominium, and described in a Declaration Establishing The 1865, A Condominium, of record in Instrument No. 20190314-0023483 and amended in Instrument Number 20190712-0068003, Instrument Number 20191007-0102697 and Instrument Number 20191010-0104084, Register's Office for said County, to which reference is hereby made for a more complete and description of said Unit.

Being the same property conveyed to Carla S. Waldron, a single person and Nicholas Schroer, a married man of record in 20230223-0012735, Register's Office for Davidson, Tennessee.

The above referenced property was investment property and has never been the principal marital residence for Nicholas Schroer.

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: **610 21st Avenue North #305, Nashville, Tennessee 37203-5228**.

Witness my/our hand(s) this the 21 day of February, 2023.

Carla S. Waldron

Nicholas Schroer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARLA S. WALDRON, 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 21st of February, 2023.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICHOLAS SCHROER, 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 21st of February, 2023.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

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