BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This Instrument Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 977107 DEEDQC
03/06/2023 09:52:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230306-0015692

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| Franks Fluids LLC<br>3208 D. Resha Lane<br>Nashville, TN 37218 | New Owner | 070-13-0H-004-00-CO |

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Michael Schwerter** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Franks Fluids LLC,** its successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

**Land in Davidson County, Tennessee, being Unit No. D on the Plan of Homes at 3208 Resha Lane, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210910-0121594, 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 a portion of the same property conveyed to Venus D. Madry, unmarried, by Warranty Deed from Leland D. Watts, married, of record in Instrument No. 20081222-0121784, Register's Office for Davidson County, Tennessee, dated December 19, 2008.**

**Being a portion of the same property conveyed to JMR Investments, LLC by Warranty Deed from Venus D. Madry, unmarried, of record in Instrument No. 20210405-0044298, Register's Office for Davidson County, Tennessee, dated April 01, 2021.**

**Being the same property conveyed to Michael Schwerter by Warranty Deed from JMR Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230222-0012415, Register's Office for Davidson County, Tennessee.**

Being also known as 3208 D. Resha Lane, Nashville, TN 37218.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 28 day of February, 2023

MICHAEL SCHWERTER

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Michael Schwerter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2023.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2023.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public