Karen Johnson Davidson County
Batch# 1000289 DEEDQC
05/05/2023 02:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230505-0033637

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Eddie Schmidt
Affiant

Subscribed and sworn to before me, this 3rd day of May, 2023.

Notary Public

My Commission Expires: 01-11-26

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Edward Dale Schmidt, Trustee 3104 Lumberjack Road Nashville, Tennessee 37214	SAME	149 06 0 126.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Edward Dale Schmidt**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases

and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Edward Dale Schmidt, Trustee of the Edward Dale Schmidt Living Trust, established by the Revocable Trust Agreement of Edward Dale Schmidt dated December 8, 2022**, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 3rd day of May, 2023.

Edward Dale Schmidt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Dale Schmidt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 3rd day of May, 2023.

My Commission Expires: _____

Notary Public

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 26, on the Plan of Oakwood Subdivision, Section One, as of record in Book 7900, page 419, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eddie Schmidt by Executor's Deed from Anthony Wilt, Executor of the Estate of Felicia Carole Wilt, of record as Instrument No. 20220926-0106129, Register's Office for Davidson County, Tennessee.

Edward Dale Schmidt and Eddie Schmidt are one and the same person.

This is improved property known as 917 Johnson Pass Court, Antioch, Tennessee 37013.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 May 3, 2023.

May 3, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of May, 2023.

Lindsay Hamada
Notary Public

My Commission Expires:

Notary's Seal (if on paper)

