AFTER RECORDING RETURN TO:
ServiceLink - Attn: Refinance
1355 Cherrington Pkwy
Moon Township, PA 15108
File No. 30306054

Karen Johnson Davidson County
Batch# 1008016 DEEDQC
05/26/2023 09:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230526-0039778

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 09112011500

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

THIS DEED made and entered into on this 22nd day of May, 2023, by and between **Patrick Adam Schulze A/K/A Patrick A. Schulze, a married man, joined in execution by his spouse, Whitney Erin Schulze,** residing at 608 45th Avenue North, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **Patrick Adam Schulze and Whitney Erin Schulze, as joint tenants with right of survivorship,** residing at 608 45th Avenue North, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 65 AND 67 OF BLOCK NUMBER 56 ON THE PLAN OF WEST NASHVILLE, OF RECORD IN BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE ACCURATE LEGAL DESCRIPTION OF SAID LOT.

Property Address: 608 45th Avenue North, Nashville, TN 37209

Being the same property conveyed to the Grantor(s) in a Deed recorded on 02/08/2011 under Instrument No. 20110208-0010931 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Patrick Adam Schulze A/K/A
Patrick A. Schulze

Whitney Erin Schulze

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Patrick Adam Schulze A/K/A Patrick A. Schulze and Whitney Erin Schulze, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____, this 22nd day of May, 2023.

Notary Public

My Commission expires: March 3, 2025

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

PAS
Pat Patrick A Schulze
Affiant

Print Name: Patrick Schulze

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 22nd day of May, 2023.

Notary Public
My Commission Expires: March 3, 2025

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Patrick Adam Schulze and Whitney Erin Schulze
608 45th Avenue North
Nashville, TN 37209

Name and address of property owner:

Patrick Adam Schulze and Whitney Erin Schulze
608 45th Avenue North
Nashville, TN 37209

Tennessee Certification of Electronic Document

I, Christina Paladina, 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 5/22/23 (date of document).

Affiant Signature

5/23/23
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 23rd day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries