This instrument prepared by:
The Lambert Firm, PLLC
2500 21st Avenue South #102
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 1015000 DEEDQC
06/14/2023 12:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230614-0045392

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 12 day of June, 2023.

SPENCER LAMBERT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 11-6-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number:
The Maple Leaf Trust 530 Stevenson Street - Unit B Nashville, Tennessee 37209	The Maple Leaf Trust 530 Stevenson Street - Unit B Nashville, Tennessee 37209	091094V00200CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, that **JANET A. SCHAEFER AND CHARLES J. SCHAEFER, husband and wife,** ("Grantor") does hereby quitclaim and convey unto **THE MAPLE LEAF TRUST** ("Grantee"), its successors and assigns, any and all interest Grantor may have in that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit B of 530 Stevenson Street Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 530 Stevenson Street Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210517-0065971, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 530 Stevenson Street Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210517-0065971, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being The Same Property Conveyed To Janet A. Schaefer And Charles J. Schaefer, Husband And Wife, From George Phillip Lauderback, Ii And Tina Lynn Lauderback, Husband And Wife, By Warranty Deed Dated August 30, 2022 Of Record At Instrument No. 20220902-0099209 In The Register's Office For Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

This is improved property known as: 530 Stevenson Street - Unit B, Nashville, Tennessee 37209

IN WITNESS WHEREOF, Grantor has executed this instrument on June 12, 2023

GRANTOR:

Janet A. Schaefer
JANET A. SCHAEFER

Charles J. Schaefer
CHARLES J. SCHAEFER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the Grantors, JANET A. SCHAEFER AND CHARLES J. SCHAEFER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein.

Witness my hand on June 12, 2023.

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 11/16/2023

Certificate of Authenticity

I, Spencer Lambert, do hereby make oath that I am 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 6/12/23

Affiant Signature

6/12/23
Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this 12 day of June 2023

Rachel Marie Collins
Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM