This Form furnished by: **ATTORNEY LAURA S. BLUM, ROGERS, SHEA & SPANOS**

FROM:
DAVID SCHMUTZ

TO:
MISTI WELCH

Karen Johnson Davidson County
Batch# 1016619 **DEEDWARR**
06/20/2023 10 32 34 AM 3 pgs
Fees $17 00 Taxes $0 00

20230620-0046599

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Misti Schmutz 4906 Dakota Avenue Nashville, TN 37209	SAME	091150300000

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None, because it is pursuant to a Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee under Docket No. 20D1801.**

Misti Welch
MISTI WELCH

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 2023

Trudie Condra
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-3-2025

(AFFIX SEAL)

TRUDIE CONDRA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

This Instrument Prepared By:

LAURA S. BLUM
Attorney at Law
Rogers, Shea & Spanos
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

I, **DAVID SCHMUTZ**, do hereby Quitclaim to **MISTI SCHMUTZ**, all my interest, if any, in said real property as described below:

LEGAL DESCRIPTION:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 807 of Black 36 on the Map of Charlotte Park Company's First Addition, as record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

SAID Lot No. 807 fronts 50 feet on the northerly side of Dakota, formerly Fourth Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to David Schmutz and Misti Schmutz, husband and wife, by Warranty Deed as of record in Book 57, Pages 103 on April 11, 2014, Register's Office for Davidson County, Tennessee.

THE CONVEYANCE of the above described parcel of land is subject to all matters shown on the Plan of records in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree entered in the Circuit Court for Davidson County, Tennessee, Docket No. 20D1801.

This is improved real property, known as: 4906 Dakota Avenue, Nashville, Tennessee 37209.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register of Deeds for Davidson County, Tennessee. No title examination has been made and the firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

IN WITNESS WHEREOF I have hereunto set my hand on this the 12th day of December, 2022.

David Schmutz

DAVID SCHMUTZ

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named, **DAVID SCHMUTZ**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 12th day of December 2022.

Andrea Baker

NOTARY PUBLIC

ANDREA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

My Commission Expires: 3/3/2026.

DATE