Karen Johnson Davidson County
Batch# 1019433 DEEDQC
06/27/2023 12:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230627-0048809

Prepared by:
Kimbra Spann, Attorney
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF

The actual consideration, or value, whichever is greater, for this transfer is $__0__.

Affiant

Subscribed and sworn to before me this 10 day of May, ~~2022~~ 2023

Notary Public
My commission expires: 3-20-27

MICHAEL E. LATTA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 3-20-2027

Address of New Owner:	Send Tax Bills to:	Tax Information:
James Schafer and Katherine Schafer		
988 Fancher Lane	Owner	015130A02200CO
Joelton, TN 37080		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **James Schafer and Katherine Schafer, husband and wife**, hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto **JAMES MICHAEL SCHAFER and KATHERINE MUSACCHIO SCHAFER, Trustees of the JAMES MICHAEL SCHAFER AND KATHERINE MUSACCHIO SCHAFER LIVING TRUST dated February 7, 2020, and any amendments,** hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County Tennessee, being Lot No. 22 on the Final Plat, Falls Subdivision, of record in Instrument No. 20191015-0105302, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Schafer and Katherine Schafer, husband and wife, by Deed from NVR, Inc. A Virginia Corporation T/A Ryan Homes dated April 29, 2022, and recorded May 3, 2022, in Instrument No. 20220503-0051192, Registers Office for Davidson County, Tennessee.

This deed is made subject to all existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

This is improved property located at **988 Fancher Lane, Joelton, TN 37080.**

Witness my/our hands this 10 day of May ~~2022.~~ 2023 (m)

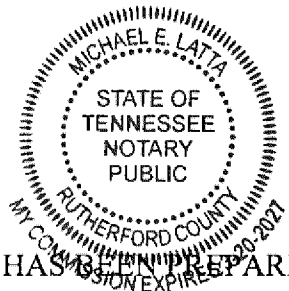
James Schafer

Katherine Schafer

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Schafer and Katherine Schafer,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes herein contained.

Witness my hand and official seal at 988 Fancher Ln, Joelton TN, this 10 day of May ~~2022.~~ 2023 (m)



Notary Public at Large

My Commission Expires: 3-20-27

THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE, AND NO AFFIRMATION REGARDING THE STATUS OF TITLE IS MADE.

Tennessee Certification of Electronic Document

I, RUBY FASBINDER, 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 05/10/2023 (date of document).

Ruby Fasbinder
Affiant Signature

06/27/2023
Date

State of Kansas

County of Johnson

Sworn to and subscribed before me this 27th day of June, 2023.

Susan M. Uppman
Notary's Signature

MY COMMISSION EXPIRES: 08/15/2025

NOTARY'S SEAL

