Karen Johnson Davidson County
Batch# 1019728 DEEDQC
06/27/2023 02:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230627-0048887

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 26 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	105 16 0B 108.00
Joelton, TN 37080		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **James Schafer, married, hereinafter** referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto **James Schafer and Katherine Schafer, husband and wife,** hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 108, Building No. B], as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the Declarations of record under Instrument No. 20140903-0080570, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to James Schafer, single man, by Deed from Park at Melrose Heights, LLC, a Tennessee limited liability company, dated October 3, 2014, recorded October 6, 2014 in Instrument No. 20141006-0092300, Register's Office for Davidson County, Tennessee.

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

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

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

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

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

