Karen Johnson Davidson County
Batch# 1030738 DEEDQC
07/26/2023 09:15:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230726-0057530

**THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:**

**MUSIC CITY ESTATE LAW**
**1650 MURFREESBORO ROAD**
**SUITE 130**
**FRANKLIN, TN 37067**
**(615) 628-7775**

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNE

COUNTY OF DAVIDSON )

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 19th day of July 2023.

Notary public

My commission Expires: 10/26/2026

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills to: | Map-Parcel #: |
|---|---|---|
| Mark Schuler and Minako Hofmann Family Trust<br>1921 Berkshire Drive<br>Nashville, TN 37216 | Mark Schuler and Minako Hofmann Family Trust<br>1921 Berkshire Drive<br>Nashville, TN 37216 | Map 051<br>Group 110<br>Parcel 034.00 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Minako Hofmann and Mark Schuler, wife and husband, do hereby quitclaim, transfer and convey unto Mark J. Schuler and Minako T. Hofmann, as Trustees of the Mark Schuler and Minako Hofmann Family Trust dated July 19, 2023, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

Being the same property conveyed to Minako Hofmann and Mark Schuler, wife and husband, from Eric Sox, a married man and George Brandt, a married man, by Warranty Deed dated January 30, 2017, and recorded on February 1, 2017, as Document No. 20170201-0010588, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 1404 Saunders Avenue, Madison, Tennessee 37115

Witness my hand this 19th day of July 2023.

Mark Schuler, Grantor

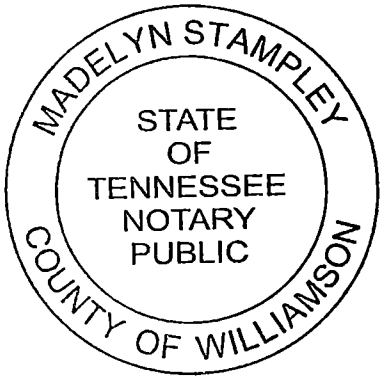
Minako Hofmann, Grantor

STATE OF TENNESSEE )
) ss.
COUNTY OF DAVIDSON )

Personally appeared before me, Madelyn Stampley, Notary Public, Mark Schuler and Minako Hofmann, as Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, July 19, 2023.

[Seal]




Madelyn Stampley, Notary Public
My commission expires: October 26, 2026

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 13 on the Plan of Herbert Anderson Tract, part of N.O. Love Estates, as of record in Book 421, page 37, Register's Office for said County.

Beginning on the westerly margin of Saunders Ave at the southeast corner of Lot No. 50 on the Plan of Oakland Acres, Section 5, as of record in Book 2854, page 15 of Register's Office; thence with the westerly margin of Saunders Avenue around a slight curve having a radius of 339.5 feet southerly 45 feet to a point and continuing with said Avenue South 1 degrees 39' West 51.5 feet to the northeast corner of the property conveyed to B.M. Poole, Jr. and wife, Shirley J. Poole, by deed from Maddux Construction Co., Inc., of record in Book 3221, page 275, of said Register's Office; thence with said boundary line westerly 220 feet to the eastern boundary line of Lot No. 7 on the Plan of Oakland Addition, of record in Book 2854, page 141, said Register's Office; thence with the same North 1 degree 39' West 96.1 feet to a point in the southern boundary line of Lots 49 on the Plan of Oakland Acres, Section 5; thence with the southern boundary line of Lots 49 and 50 on said Plan, South 88 degrees 21' East 223 feet to the beginning.