Record and Return to:
Chapman & Rosenthal Title, inc
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 17th day of AUGUST, 2023.

Notary Public

My Commission Expires: _____

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

Karen Johnson Davidson County
Batch# 1043766 DEEDQC
08/29/2023 12 05 36 PM 2 pgs
Fees $12 00 Taxes $0 00

20230829-0067648

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Victor Campbell Wise III and Vanessa Schmalz 523B 27th Avenue North Nashville, TN 37209	New Owner	092-10-0O-001.00-CO

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, **Jeffrey Schmalz and wife, Catherine Schmalz,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Victor Campbell Wise III aka Victor Wise , unmarried and Vanessa Schmalz, unmarried, as joint tenants with right of survivorship,** their heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes At 523 27th Avenue North of record as Instrument No. 20191204-0124981 and being shown on Plat attached thereto as Exhibit C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Jeffrey Schmalz and wife, Catherine Schmalz and Vanessa Schmalz, unmarried and Victor Wise, unmarried, tenants in common with rights of survivorship by Quitclaim deed from Jeffrey Schmalz and wife, Catherine Schmalz, and Vanessa Schmalz, unmarried tenants in common with rights of survivorship of record in Instrument No. 20220506-0052671 Register's Office for Davidson County, Tennessee, dated April 21, 2022 and recorded on May 6, 2022.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of August 2023.

Jeffrey Schmalz

Catherine Schmalz

~~STATE~~ town OF Oakville
~~COUNTY~~ Province OF Ontario

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jeffrey Schmalz and wife, Catherine Schmalz, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of August 2023.

Notary Public
My Commission Expires: N/A
MARIA BENDERSKAYA
LSO # P06108

Nachla Law Office Professional Corporation
242 Kerr Street, Unit 2
Oakville, Ontario L6K 3B2

