Karen Johnson Davidson County
Batch# 1052865 DEEDQC
09/22/2023 08 26 42 AM 3 pgs
Fees $17 00 Taxes $0 00
20230922-0074492

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

RICHARD A. SCHNEIDER, AFFIANT

Subscribed and sworn to before me, this 13th day of September 2023.

NOTARY PUBLIC

My Commission Expires: 11-3-2025

SHELLEY A MASON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES NOVEMBER 3, 2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
RICHARD A. SCHNEIDER and LEA ANN CASKEY SCHNEIDER, CO-TRUSTEES 765 Brook Hollow Road Nashville, TN 37205	Ameris Bank 1800 Parkway Place, Suite 820 Marietta, GA 30067	Map and Parcel No.: 102-15-0-106.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Richard A. Schneider and wife, Lea Ann Caskey Schneider, or their successors in Trust, as Trustees ("Trustee") of the Richard A. Schneider Revocable Trust and Lea Ann Caskey Schneider Revocable Trust, ("Trust")** do hereby quitclaim, transfer and convey unto **Richard A. Schneider and Lea Ann Caskey Schneider, Co-Trustees of the Schneider Joint Revocable Trust, created August 25, 2023,** its successors and assigns, all of the Trust's right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 765 Brook Hollow Road, Nashville, Tennessee 37205, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Brook Meade, Section II of record in Plat Book 2133, Page 76, 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 **Richard A. Schneider and wife, Lea Ann Caskey Schneider, or their successors in Trust, as Trustees of the Richard A. Schneider Revocable Trust and Lea Ann Caskey Schneider Revocable Trust** from **Richard A. Schneider and Lea Schneider, husband and wife**, by Quitclaim Deed, recorded in the Register's Office of said county and state at Instrument No. 20200914-0104646.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Trustee has executed this instrument on this the 13th day of September 2023.

Richard A. Schneider, Co-Trustee of the Richard A. Schneider Revocable Trust and Lea Ann Caskey Schneider Revocable Trust

Lea Ann Caskey Schneider, Co-Trustee of the Richard A. Schneider Revocable Trust and Lea Ann Caskey Schneider Revocable Trust

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Richard A. Schneider, Co-Trustee of the Richard A. Schneider Revocable Trust and Lea Ann Caskey Schneider Revocable Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of September 2023.

Shelley Mason
Notary Public

My Commission Expires: 11-3-2025



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Lea Ann Caskey Schneider, Co-Trustee of the Richard A. Schneider Revocable Trust and Lea Ann Caskey Schneider Revocable Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of September 2023.

Shelley Mason
Notary Public

My Commission Expires: 11-3-2025

