| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| **Timothy Robert Schulte and Catherine Ramsey Schulte, Co-Trustees 1114 A Biltmore Drive Nashville, TN 37204** | **131 12 0 J 001 00CO** | **SAME** |
| This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215 | | |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Timothy Schulte and Catherine Schulte, husband and wife, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Timothy Robert Schulte and Catherine Ramsey Schulte, Co-Trustees of the Schulte Family Revocable Trust dated November 1, 2023** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1114 A Biltmore Drive, Nashville, TN 37204**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Karen Johnson Davidson County
Batch# 1069651 DEEDQC
11/08/2023 08:24:47 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20231108-0087230

Subscribed and sworn to before me this 1st day of November, 2023.

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires: 7-7-25

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 1st day of November, 2023.

Timothy Schulte
TIMOTHY SCHULTE

Catherine Schulte
CATHERINE SCHULTE

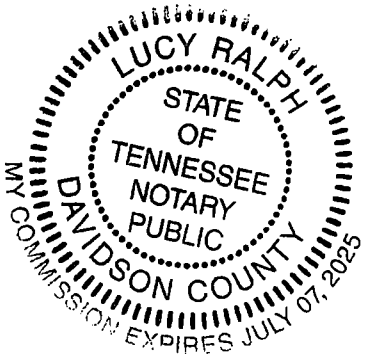
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Timothy Schulte and Catherine Schulte**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 1st day of November, 2023.

Lucy Ralph
Notary Public

My Commission Expires:
7-7-25



# EXHIBIT A

## (Legal Description of the Property)

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of Biltmore III, Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20071101-0128660, as amended by First Amendment to Declaration in Instrument No. 201908020076764, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable. Which have been prorated and assumed by Grantee. Map and Parcel No. 131 12 0 J 001 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Biltmore III, Townhomes, of record in Instrument No. 20071101-0128660, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20071101-0128660, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 1130, page 103, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Timothy Schulte and Catherine Schulte, husband and wife (as tenants by the entirety) from Matthew Mogan and Mary Martin Mogan, husband and wife, by warranty deed filed for record on August 2, 2019, Instrument Number 20190802-0076765, as of record in the Register's Office for Davidson County, Tennessee.