THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Boulevard, Suite 130
Nashville, TN 37215

File No. 230945938

Karen Johnson Davidson County
Batch# 1071115 **DEEDQC**
11/13/2023 02:55:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20231113-0088437

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

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

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-09-2026

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Eric Schneider and Katie Schneider, Co-Trustees 2248 Castleman Drive Nashville, TN 37215	New Owner	130 07 0 069.00

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, **Eric W. Schneider and Kate J. Schneider, Co-Trustees for the Schnieder Joint Revocable Trust U/A October 9, 2015** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Eric W. Schneider and Katie J. Schneider, Co-Trustees of the Schneider Joint Revocable Trust U/A October 9, 2015,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, in the City of Belle Meade, being the Westerly part of Lot No. 153 on the Plan of part of Royal Oaks Land Co's Subdivision of the Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for said County, described according to a loan survey prepared by Hal R. Swann, Jr., Surveyor, Nov. 13, 1954, as follows:

Beginning at the Northeast corner of Iroquois Place, formerly 8th Street, and Royal Oaks Avenue; thence with the Northerly margin of said Place, Eastwardly 150 feet to the Southwest corner of the property conveyed to S. A. Francescon and wife, by deed from Bransford Realty Co., of record in Book 1149, Page 269, said Register's Office; thence with said Francescon's Westerly line Northwardly 272.5 feet to the Southerly line of Lot No. 152; thence with said line, Westwardly 158.5 feet to the Easterly margin of Royal Oaks Avenue; thence with said Avenue, Southwardly 268 feet to the beginning.

Being the same property conveyed to Eric W. Schneider and Kate J. Schneider, Co-Trustees for the Schnieder Joint Revocable Trust U/A dated October 9, 2015, by Warranty Deed from Patricia Ligon, unmarried, of record in Instrument No. 20220429-0050037, in the Register's Office of Davidson County, Tennessee, dated April 22, 2022 and recorded on April 29, 2022. Eric W. Schneider and Kate J. Schneider are one and the same as Eric W. Schneider and Katie J. Schneider, and the references to the Schneider Joint Revocable Trust are in reference to the same trust.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements of record.

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 13th day of November, 2023.

Schnieder Joint Revocable Trust U/A October 9, 2015

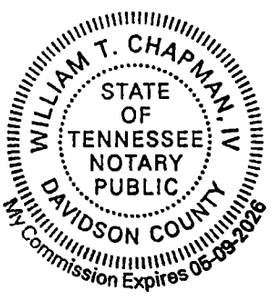
Eric W. Schneider, Co-Trustee

Kate J. Schneider, Co-Trustee

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, ERIC W. SCHNEIDER AND KATIE J. SCHNEIDER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the within instrument for the purposes therein contained. and who further acknowledged that they are the CO-TRUSTEES for THE SCHNEIDER JOINT REVOCABLE TRUST U/A DATED OCTOBER 9, 2015, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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



Notary Public