Karen Johnson Davidson County
Batch# 1074269 DEEDQC
11/21/2023 12:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231121-0090642

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
William Ronald Travis II and Shawna B. Travis 7910 McCrory Lane Nashville, TN 37221	same	126 00 0 060.01

WHEREAS, Anne E. Schaad (the "Decedent"), Grantor and Trustee of the Anne E. Schaad Trust dated 11/18/2008, as amended (the "Trust"), died on August 16, 2023; and

WHEREAS, pursuant to the terms of the Trust, Amy W. Martell succeeded the Decedent as Trustee (the "Trustee") of the Trust upon the Decedent's death; and

WHEREAS, the Trustee desires to convey all right, title and interest in and to certain real property located in Davidson County, Tennessee, in order to complete the administration of the Trust and distribute the Property in accordance with the terms of the Trust.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Amy W. Martell, as Trustee of the Anne E. Schaad Trust dated 11/18/2008, as amended (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey all of the Trust's right, title and interest in and to the following described property to William Ronald Travis II and wife, Shawna B. Travis (the "Grantees"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

> Land in the 9th Civil District of Davidson County, Tennessee, being part of the Dower Tract of Mrs. Sallie Newsom, of record in Min. Book "J", page 225; County Court Clerk's Office for said County, and of record in Book 161 page 18, of the Register's Office for said County and described according to a copy of a survey made by Stephen A. Draper, Surveyor, November 24, 1952, and revised January 31, 1953, as follows:
>
> Beginning at a point in the center line of McCrory Lane, at the northwest corner of a tract of land conveyed to Robert E. L. Travis and wife, by deed from R. L. Farrar and wife, of record in Book 2135, page 591, Register's Office for said County; thence along said Travis' north line and along the north line of a drive, north 74° 15' east 318 feet to an iron pin and stake near the east terminus of said drive; thence north 76° 25' east 145.3 feet to a 10-inch hackberry; thence north 67° 30' east 237 feet to a 10-inch ash; thence north 38° 30' west 32 feet to an 8-inch elm; thence north 37° east 77 feet more or less to the center line of Harpeth River;

thence with the center line of same, north 53° west 766 feet to a point in the center line of a bridge crossing said river, in the center line of McCrory's Lane; thence with the center line of said Lane, south 28° west 232 feet to a point, and continuing with the center of said lane, southerly along a curve 623 feet to the beginning, containing 9.61 acres, more or less.

Being the same property conveyed to Anne E. Schaad, Trustee, and her successors in trust, of the Anne E. Schaad Trust dated 11/15/2008, as amended, by Quitclaim Deed from Anne E. Schaad dated August 5, 2013, of record at Instrument No. 20130806-0082386 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 7910 McCrory Lane, Nashville, Tennessee 37221.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

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

ANNE E. SCHAAD TRUST
DATED 11/18/2008, AS AMENDED

By: Amy W. Martell, Trustee
Amy W. Martell, Trustee

STATE OF MASSACHUSETTS)
)
COUNTY OF Barnstable)

Personally appeared before me, a Notary Public in and for said State and County, Amy W. Martell, who upon oath acknowledged that she is the Trustee of the Anne E. Schaad Trust dated 11/18/2008, as amended, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Mashpee, Massachusetts, this 13th day of November, 2023.

Theresa M. Cook
Notary Public

My Commission Expires: June 29, 2029

Theresa M. Cook
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 29, 2029

STATE OF MASSACHUSETTS)
)
COUNTY OF Barnstable)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vii).

Amy W. Martell, Affiant

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

Notary Public

My Commission Expires: June 29, 2029

Theresa M. Cook
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 29, 2029

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 13, 2023.

Andrea J Sinclair

Attorney name

November 21, 2023

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of November, 2023.

Notary Public

My Commission Expires: 7/7/25

