This Instrument Prepared By:

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Nashville, TN 37219

Karen Johnson Davidson County
Batch# 1074534 DEEDQC
11/22/2023 11:29:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231122-0091019

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Parcel ID Number:
The CSMS Trust c/o Matthew Schaefer 1924 Kimbark Drive Nashville, TN 37215	The CSMS Trust c/o Matthew Schaefer 1924 Kimbark Drive Nashville, TN 37215	131 02 2S 002.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in a hand paid, and other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, **Matthew Schaefer** and **Cammie Schaefer**, as Grantors, by these presents do hereby quitclaim and convey unto **The CSMS Trust, U/A Dtd. November 17, 2023,** as Grantee, all of their right, title and interest in and to the tract or parcel of land described more particularly in **Exhibit A** attached hereto and incorporated by reference.

This is a conveyance of improved real property located at 1924 Kimbark Drive, Nashville, Tennessee 37215.

This conveyance is made subject to all matters of record with the Register's Office for Davidson County, Tennessee.

WITNESS my hand this 17th day of November, 2023.

Matthew Schaefer

Cammie Schaefer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mercedes Baker, a Notary Public in and for said State and County, **Matthew Schaefer** and **Cammie Schaefer**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2023.

Notary Public

MERCEDES N. BAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

My Commission Expires: 07/06/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Matthew Schaefer

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

Notary Public

My Commission Expires: 07/06/2026

MERCEDES N. BAKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

EXHIBIT A

Land in Davidson County, Tennessee, being Unit B of 31 Colonial Homes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 31 Colonial Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160310-0022899, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of 31 Colonial Homes, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 2060310-0022899, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Matthew J. Schaefer and Cammie E. Schaefer, husband and wife, by Warranty Deed from Volunteer Builders, LLC, a Tennessee limited liability company, recorded on September 18, 2017 as Instrument Number 20170718-0072325, Register's Office for Davidson County, Florida.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 1130, page 102, Register's Office for said County; and (b) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for 31 Colonial Homes and the By-Laws appended thereto, of record in Instrument No. 20160310-0022899, said Register's Office.