This Instrument Prepared By:
WOOD & LAMPING, LLP
600 Vine Street, Suite 2500
Cincinnati, Ohio 45202

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes:

Karen Johnson
Batch # 1087267
01/02/2024 10:17:03 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240102-0000138

Address New Owner:	***Send Tax Bills To:***	***Tax Map-Parcel***
Dale M. Schibi and Teresa L. Schibi, Co- Trustees of The Dale M. Schibi and Teresa L. Schibi Trust Agreement Dated September 21, 2023 7840 Gaines Road Cincinnati, Ohio 45247	SAME	142-10-B-26

STATE OF OHIO)
COUNTY OF Hamilton)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(4).

Dale Martin Schibi

Teresa Lynn Schibi

Hannah Terese Schibi

Sworn to and subscribed before me this 22nd day of ~~October~~ December, 2023.

Notary Public

My Commission Expires: June 9, 2026

JULIANA M SPITZIG
Notary Public
State of Ohio
My Comm. Expires
June 9, 2026

QUITCLAIM DEED

FOR AND IN GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, we, DALE MARTIN SCHIBI and TERESA LYNN SCHIBI, husband and wife, and HANNAH TERESE SCHIBI, an unmarried person, have this date bargained and sold, and do hereby release, quitclaim, transfer and convey unto DALE M. SCHIBI AND TERESA L. SCHIBI, CO-TRUSTEES OF THE DALE M. SCHIBI AND TERESA L. SCHIBI TRUST AGREEMENT DATED SEPTEMBER 21, 2023, AND ANY AMENDMENTS THERETO, all of our right, title and interest in certain Real Estate in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 of the Revision of Lots 19-31, Phase 1, Belle Pointe, a Planned Unit Development, of record in Book 6900, page 770, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to TERESA LYNN SCHIBI and DALE MARTIN SCHIBI, husband and wife, and HANNAH TERESE SCHIBI, an unmarried person, by MANJU GUPTA, widowed, by Warranty Deed of record Instrument Number 20200129-0010432, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Subject to any and all building and zoning regulations of City, County and State.
Subject to any and all easements which may affect the within described property.

The legal description is the same as that of the prior recorded deed.

The property known as: 436 Belle Pointe Drive, Nashville, Tennessee 37221.

WITNESS OUR HANDS this 22nd day of ~~October~~ December, 2023.

DALE MARTIN SCHIBI

TERESA LYNN SCHIBI

HANNAH TERESE SCHIBI

STATE OF OHIO)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DALE MARTIN SCHIBI, TERESA LYNN SCHIBI, and HANNAH TERESE SCHIBI, with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Loveland, Ohio, this 22nd day of ~~October~~ December, 2023.

NOTARY PUBLIC

My Commission Expires: June 9, 2026

JULIANA M SPITZIG
Notary Public
State of Ohio
My Comm. Expires
June 9, 2026

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