Karen Johnson Davidson County
Batch# 1093161 DEEDQC
01/24/2024 08:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240124-0004509

This Instrument Prepared by:

Grills Legal
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of Tennessee
County of Wilson

The actual consideration of $0.00.

Affiant

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me this 23rd day of January, 2024.

Notary
Commission Expires: October 25, 2026

QUITCLAIM DEED

Address of New Owner	**Send Tax Bills To:**	**Map & Parcel**
Danielle Lauren Schroeder and Correy Richard Schroeder 1508 Litton Avenue Nashville, TN 37216	NEW OWNER	072-11-0-326.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I/WE, **Danielle Lauren Schroeder F/K/A Danielle Fabry**, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM UNTO, **Danielle Lauren Schroeder and Correy Richard Schroeder, wife and husband as joint tenants with right of survivorship** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Hal Harding Land of record in Plat Book 843, Page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marguerite Shirley, a single woman by Warranty deed from Lindsey Stickline and Michael Teutsch, wife and husband of record in Instrument No. 20171229-0132517 Register's Office for Davidson County, Tennessee, dated December 28, 2017 and recorded on December 29, 2017.

Being the same property conveyed to Danielle Fabry, a single woman by Warranty deed from Marguerite Shirley, a single person of record in Instrument No. 20200702-0071831 Register's Office for Davidson County, Tennessee, dated June 30th, 2020 and recorded on July 2nd, 2020.

Danielle Fabry is now known as Danielle Lauren Schroeder.

For information purposes only: 1508 Litton Avenue, Nashville, TN 37216.

Subject to all matters 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.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

Witness my hand this 22 day of January, 2024.

Danielle Lauren Schroeder

State of Tennessee)
County of Williamson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Danielle Lauren Schroeder,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of January, 2024.

KATHLEEN WILLIAMS NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5·10·27

Certificate of Authenticity

I, Joshua A. Terry, do 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 1/22/2024.

Affiant Signature – Joshua A. Terry

1/23/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/23/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27