Karen Johnson Davidson County
Batch# 1095060 DEEDQC
01/26/2024 03:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240126-0005611

QUITCLAIM DEED

STATE OF Tennessee }
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is $0.00.

Todd Grant
Affiant

Subscribed and sworn to before me
This 26th day of January, 2024.

William Altus Pryor
Notary Public

My Commission Expires: _____

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Anthony Schulller **1903 Demarius Drive** **Nashville, TN 37216**	**New Owner**	**073 05 0 054.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Stephen A. Schuller, Successor Trustee of the testamentary trust created by the Last Will and Testament of Mary Francis Schuler** (hereinafter referred to as "Grantors") do hereby quitclaim and convey unto **Anthony Schuller** (hereinafter referred to as "Grantee"), all of its interest in the following described parcels of real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 8 on the plan of Section V, Riverwood Heights, of record in Book 2854, Page 29, Register's Office for said County.

Said Lot 8 fronts 126 feet on the northerly side of Demarius Drive and runs back 203.3 feet on the westerly line and 212 feet on the easterly line to a dead line on which it measures 57.51 feet.

Being the same property conveyed to Stephen A. Schuller, Successor Trustee of the testamentary trust created by the Last Will and Testament of Mary Francis Schuler, of record in Case No. 11P-1760, in the Seventh Circuit Probate Court of Davidson County, Tennessee, by Executor's Deed from Harry Thomas Grimaldi, Executor for the Estate of Mary Francis Schuller, of record in Instrument No. 2011219-0098684, said Register's Office of Davidson County, Tennessee.

This is improved property commonly described as 1903 Demarius Drive, Nashville, TN 37216.

This is the same legal description found in the last deed of record.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 26th day of January, 2024.

Grantor:

Stephen A Schuller, Successor Trustee
Stephen A. Schuller, Successor Trustee

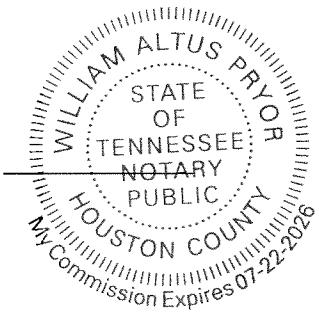
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Stephen A. Schuller, Successor Trustee for the testamentary trust created by the Last Will and Testament of Mary Francis Schuler,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Successor Trustee for the testamentary trust created by the Last Will and Testament of Mary Francis Schuler**, and as such **Successor Trustee** acknowledged the he is authorized to execute the foregoing instrument on behalf of **the testamentary trust created by the Last Will and Testament of Mary Francis Schuler,** the within named bargainor, and that he as such **Successor Trustee,** executed the foregoing instrument for the purpose therein contained, by signing the name **Stephen A. Schuller, Successor Trustee.**

WITNESS my hand and official seal at Nashville, Tennessee, this 26th **day of** January, **2024.**

William Altus Pryor
Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Robert J. Nolestine, III, 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 January 26, 2024.

Robert J. Nolestine III
AFFIANT SIGNATURE

01/26/24
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 26th day of January, 2024.

William Altus Pryor
NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

