This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1099890 DEEDQC
02/09/2024 02:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240209-0009333

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Kirsten Virden
Affiant

Subscribed and sworn to before me, this the 7th day of February, 2024.

KIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hayden Thomas Wadell 1723 B Simpkins Street Nashville, TN 37208	New Owner	081 06 0C 002.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Russell Scheppmann and Kama Scheppmann, husband and wife** ("Grantor") do hereby quitclaim and convey unto **Hayden Thomas Wadell, unmarried** ("Grantee"), his/her heirs and assigns, any and all of the Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1723 Simpkins St., a Horizontal Property Regime with Private Elements of record at Instrument No. 20180129-0009160, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a the same property conveyed to Russell Scheppmann and Kama Scheppmann, husband and wife, by Warranty deed from Woodland Street Partners, LLC of record in Instrument No. 20190514-0045453 Register's Office for Davidson County, Tennessee, dated May 13, 2019 and recorded on May 14, 2019.

This is improved property located at: **1723 B Simpkins Street, Nashville, TN 37208.**

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.

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

Document Id: e0eb6b87-feef-4902-8a25-138ed77df006

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of February, 2024.

GRANTOR:

Russell Scheppmann
Signed with Stavvy
Russell Scheppmann

Kama Scheppmann
Signed with Stavvy
Kama Scheppmann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, appeared via audio and video communication **Russell Scheppmann and Kama Scheppmann,** husband and wife, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they electronically executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of February, 2024.

JIM MYERS
State of Tennessee Notary Public
County of Davidson
My Commission Expires November 6, 2024

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Jim Myers
Signed with Stavvy
Notary Public
My Commission expires: 11-6-2024

Document Id: e0eb6b87-feef-4902-8a25-138ed77df006

Certificate of Authenticity

I, Rozalind Ruth, do hereby make oath that I am 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 2/7/2024.

Affiant Signature — Date: 2/9/2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9th day of February 2024..

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

