This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1109402 DEEDQC
03/11/2024 08:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240311-0016499

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
2024 Schmidt Family Zukunft's Trust **5320 Kimsaw Circle** **Antioch, TN 37013**	**183-05-0A-235.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JAN H. SCHMIDT and SUSAN SCHMIDT, as tenants by the entirety** ("Grantors") do hereby transfer, release, relinquish, quitclaim and convey unto the **2024 SCHMIDT FAMILY ZUKUNFT'S TRUST U/T/A** March 8, **2024**, created pursuant to Tennessee Code Annotated Section 35-15-510 and such Section shall apply to the property being transferred hereunder, ("Grantee") its successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, Being Lot No. 531, on the Plan of OCTOBER WOODS, PHASE 5, SECTION 8, a Planned Unit Development, of record in Instrument Number 199212140303097, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.
>
> Being the same property conveyed to JAN H. SCHMIDT and wife, SUSAN SCHMIDT, by deed from LIFESTYLE HOMES, a Tennessee General Partnership, of record in Instrument Number 20011029-0117735 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 5320 Kimsaw Circle, Antioch, Davidson County, Tennessee 37013.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of page intentionally left blank. Signature page follows.]

[Signature Page to Quitclaim Deed.]

In witness whereof, Grantors have caused this instrument to be dated and effective this 8 day of March, 2024.

GRANTORS:

JAN H. SCHMIDT

SUSAN SCHMIDT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared JAN H. SCHMIDT and SUSAN SCHMIDT, as tenants by the entirety, 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 executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of March, 2024.

Notary Public

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant

Subscribed and sworn to before me,
this 8th day of March, 2024.

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/23/27

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns 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 March 8, 2024 (date of document).

Affiant Signature

3-8-24
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of March, 2024.

Notary's Signature

My Commission Expires: 11-2-2026

