Karen Johnson
Batch # 1111377
03/15/2024 08:07:55 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240315-0017838

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 Susan Schroeder SUSAN JEANETTE SCHROEDER, AFFIANT Subscribed and sworn to before me, this 8th day of March 2024. Shelley Mason NOTARY PUBLIC My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 3, 2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
SUSAN J. SCHROEDER, TRUSTEE 5137 RAVENS GLEN, NASHVILLE, TN 37211	New Owner	Map and Parcel No.: 172 14 0B 143.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Susan Jeanette Schroeder, ("Grantor") do hereby quitclaim, transfer and convey unto Susan J. Schroeder, Trustee of the Susan J. Schroeder Revocable Trust, created March 8, 2024, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified and more particularly described below.

This is improved property known as 5137 Ravens Glen, Nashville, TN 37211 and more particularly described as follows:

Being Lot No. 143, on the Plan of Winfield Park, Phase 1, Section 2,*Revision 2 of record in Instrument No. 20010313-0024087, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. *Revision 1, a Planned Unit

Development, of record in Instrument Nos. 200002250018478, 200002250018479, and 200002250018480, as amended.

This conveyance is made subject to restrictive covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

Being the same property conveyed to Susan Jeanette Schroeder from A. Brooks Kirkland and husband, Raymond C. Kirkland, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20030829-0125796.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 8th day of March 2024.

Susan Schroeder

Susan Jeanette Schroeder, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Susan Jeanette Schroeder**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Shelley Mason

Notary Public

My Commission Expires: 11-3-2025

