Karen Johnson Davidson County
Batch# 1113131 DEEDQC
03/20/2024 03:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240320-0019386

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Donald Eugene Schulze, Co-Trustee Ann Lowe Schulze, Co-Trustee Donald Eugene Schulze and Ann Lowe Schulze Living Trust 2306 Vaulx Lane Nashville, TN 37204	same	105 13 0 440.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Donald Eugene Schulze and Ann Lowe Schulze, as Co-Trustees of the Donald Eugene Schulze and Ann Lowe Schulze Living Trust dated August 13, 1998 (the "Grantor"), do hereby quitclaim, transfer and convey all of their right, title and interest in and to the following described property to Donald Eugene Schulze and Ann Lowe Schulze, and their successors in trust, as Co-Trustees of the Donald Eugene Schulze and Ann Lowe Schulze Living Trust, a Tennessee Community Property Trust, dated August 13, 1998, as amended (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Waverly Vaulx Subdivision, as shown on plat of record in Instrument Number 20070918-0111451, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property together with a 12' ingress/egress easement for the benefit of Lots 3 & 4 over the easterly portion of said land.

Being the same property conveyed to Donald Eugene Schulze and Ann Lowe Schulze, as Trustee of the Donald Eugene Schulze and Ann Lowe Schulze Living Trust dated August 13, 1998, by Warranty Deed from J. Miller Enterprises LLC, a Tennessee Limited Liability Company, dated April 21, 2011, of record at Instrument No. 20110504-0034032, in the Register's Office of Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property located at 2306 Vaulx Lane, Nashville Tennessee 37204.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Donald Eugene Schulze and Ann Lowe Schulze Living Trust dated August 13, 1998, as amended and restated March 20, 2024, a Tennessee Community Property Trust, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 20th day of March, 2024.

GRANTOR:

DONALD EUGENE SCHULZE AND
ANN LOWE SCHULZE LIVING TRUST

Donald E. Schulze
Donald Eugene Schulze, Co-Trustee

Ann L. Schulze
Ann Lowe Schulze, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Donald Eugene Schulze, Grantor, who upon oath acknowledged that he is the Trustee of the Donald Eugene Schulze and Ann Lowe Schulze Living Trust the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 20th day of March, 2024.

Erica L. Martin
Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Ann Lowe Schulze, Grantor, who upon oath acknowledged that she is the Trustee of the Donald Eugene Schulze and Ann Lowe Schulze Living Trust the within named bargainor, 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 seal at office in Nashville, Tennessee, this 20th day of March, 2024.

Erica L Martin
Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Donald E. Schulze
Donald Eugene Schulze, Affiant

Subscribed and sworn to before me this 20th day of March, 2024.

Erica L Martin
Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 20, 2024.

Carla L Lovell
Carla Lovell

3-20-2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20 day of March, 2024.

Erica L Martin
Notary Public

My Commission Expires: 07-07-2025



NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE