Karen Johnson Davidson County
Batch# 1126886 DEEDQC
04/25/2024 09:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240425-0029846

THIS INSTRUMENT PREPARED BY:
Stewart Title – Homeland Division
2822 Bransford Ave
Nashville, TN 37204
(615)599-9959

STATE OF Tennessee
COUNTY OF Williamson

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

Affiant

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY

SUBSCRIBED AND SWORN to before me, this the 19 day of April, 2024.

Notary Public
My Commission Expires: 7/19/25

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Luxemville, LLC 2125 Homestead Ln Franklin, TN 37064	New Owner	091-140F-008.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William A Schmidt and Maria Beatrice Montesi, married** ("Grantors"), have bargained and sold, and by these presents do hereby Quitclaim and convey unto **Luxemville, LLC, a Tennessee limited liability company** ("Grantee"), it's heirs and assigns, all of their right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

The following described real estate, situated and being in Metropolitan Nashville and Davidson County, State of Tennessee, being Unit No. 9, together with the appurtenant interest in the common elements of Alabaster West Townhomes, a horizontal property regime with private elements established by the Declaration in Instrument No. 20171009-0103163, and amended in Instrument No. 20171130-0122427, Instrument No. 20180731-0074452, as Corrected by Scrivener's Affidavit Recorded in Instrument No. 20180806-0077271, and amended in Instrument No. 20200327-0033553, as Corrected by Scrivener's Affidavit Recorded in Instrument No. 20210427-0056038, Register's Office of Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration and being located upon Lot No. 1 on the Plan of Joe Maxwell of record Plat Book 6200, Page 404, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William A Schmidt and Maria Beatrice Montesi, husband and wife by Warranty Deed from Thirdoak, LLC, dated December 19, 2023 and filed for record on December 22, 2023 in Instrument No. 20231222-0098894, Register's Office for Davidson County,

Tennessee.

All information has been supplied by the parties involved. No title search has been performed and preparer takes no liability as to the accuracy of the information contained herein.

This is improved property known as 227 Oceola Avenue, Unit #9, Nashville, TN 37209

IN WITNESS WHEREOF, Grantor(s) has executed this instrument as of the 19 day of April 2024.

GRANTOR(S):

William A Schmidt

Maria Beatrice Montesi

STATE OF TENNESSEE
COUNTY OF MAURY

On this the 19 day of April 2024, before me personally appeared William A Schmidt and Maria Beatrice Montesi to me this day, and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19 day of April 2024.

Notary Public

My Commission Expires: 7/18/25

(SEAL)

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 April 19, 2024.

Affiant
Date: April 25, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 25 day of April 2024

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY