THIS INSTRUMENT WAS PREPARED BY J. Blake Freeman, Atty. SOLELY UPON INFORMATION PROVIDED BY THE PARTIES WITHOUT A TITLE SEARCH. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP/PARCEL:
Kellie Von Schipmann, single Matthew R. Woodside, single 149 Spring Valley Rd. Nashville, TN 37214	Same	095-08-0-112-00

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **(with the intent to remove any right of survivorship interest) Kellie Von Schipmann, unmarried and Matthew R. Woodside, unmarried** do hereby quitclaim and convey **their interest** unto **Kellie Von Schipmann, unmarried and Matthew R. Woodside, unmarried** with full power to sell or convey said property ("Grantee"), all of the interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully, **see Attached**:

Being the same property conveyed to Kellie Von Schipmann, and Matthew R. Woodside at instrument # 20170119-0006246 Registers office for Davidson County, TN

IN WITNESS WHEREOF, I have hereto set my/our hands as of the 7 day of May, 2024.

Kellie Von Schipmann, unmarried

Matthew R. Woodside, unmarried

Karen Johnson
Batch # 1133288
05/10/2024 08:28:04 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240510-0034422

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kellie Von Schipmann, and Matthew R. Woodside,** with whom I am personally acquainted (or whose identify was 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 official seal on this the 7 day of March, 2024.

J. BLAKE FREEMAN State of Tennessee Notary Public DAVIDSON COUNTY, TENN My Commission Expires

Notary Public/ My Commission Expires: 3.20-28

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $-0-

Matthew R Woodside
Affiant

Subscribed and sworn to before me this 7 day of March, 2024.

J. BLAKE FREEMAN State of Tennessee Notary Public DAVIDSON COUNTY, TENN My Commission Expires

Notary Public
My Commission Expires: 3-20-28

****

NEW OWNER(S)
Kellie Von Schipmann,
Matthew R. Woodside,
149 Spring Valley Rd.
Nashville, TN 37214

SEND TAX BILL TO:
New Owner

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 6 AND 7 ON THE UNRECORDED MAP OF THE RESUBDIVISION OF LOTS NOS. 71,73, TO 76 INCLUSIVE, AND LOTS NOS. 105 AND 106, ON THE PLAN OF BLUEFIELDS, OF RECORD IN BOOK 843, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A SURVEY MADE BY Z.J. WILKINSON, SURVEYOR, MAY 24, 1952, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF SPRING VALLEY ROAD AT THE CORNER OF LOTS NOS 5 AND 6, WHICH IS 18 FEET EAST OF THE ORIGINAL CORNER OF LOTS NOS. 74 AND 106 ON SAID RECORDED PLAN; THENCE NORTHERLY 322 FEET TO A POINT IN THE SOUTH LINE OF LOT NO. 68, WHICH IS 5 FEET EAST OF THE ORIGINAL CORNER OF LOTS NOS. 74 AND 106; THENCE WITH THE SOUTH LINE OF LOT NO. 68, WESTERLY 120 FEET TO A POINT AT THE COMMON CORNER OF LOTS NOS. 68 AND 69; THENCE SOUTHERLY 359 FEET TO THE NORTH MARGIN OF SPRING VALLEY ROAD AT A POINT WHICH IS 20 FEET WEST OF THE CORNER OF THE LOTS NOS. 105 AND 106; THENCE WITH THE MARGIN OF SPRING VALLEY ROAD EASTERLY 200 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXCLUDED AS FOLLOWS:

A TRACT OR PARCEL OF LAND LYING IN THE FIRST CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, SAID TRACT OR PARCEL OF LAND BEING PART OF LOT NO. 6, ON THE UNRECORDED MAP OF THE RESUBDIVISION OF LOTS NOS. 71, 73, TO 76 INCLUSIVE AND LOTS 105 AND 106, ON THE PLAN OF BLUEFIELDS, AS OF RECORD IN PLAT BOOK 843, PAGE 34; REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON REAR COMER OF LOT NO. 5 AND LOT NO. 6, ON THE AFORESAID UNRECORDED MAP, SAID POINT BEING THE NORTHEASTERLY COMER OF THE PROPERTY BEING DESCRIBED IN DEED BOOK 4284, PAGE 310, AND THE NORTHWESTERLY CORNER OF THE PROPERTY BEING DESCRIBED IN DEED BOOK 2394, PAGE 51, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE RUNNING WITH THE COMMON LINE OF SAID LOTS NO. 5 AND 6, SOUTHERLY 74 FEET, MORE OR LESS TO A POINT IN THE COMMON LINE OF SAID TRACTS; THENCE LEAVING THE COMMON LINE OF LOTS NO. 5 AND 6, WESTERLY, 50 FEET, MORE OR LESS TO A POINT; THENCE IN A NORTHERLY DIRECTION 77 FEET, MORE OR LESS TO A POINT; THENCE IN A NORTHERLY LINE OF SAID LOT NO. 6; THENCE WITH THE NORTHERLY LINE OF SAID LOT NO. 6 IN AN EASTERLY DIRECTION 47 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

Parcel ID: 095-08-0-112-00

Commonly known as 149 Spring Valley Road, Nashville, TN 37214
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described