Karen Johnson Davidson County
Batch# 1145553 DEEDQC
06/11/2024 08:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240611-0043482

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Jacob P. Schwarz and Anna R. Hemnes, Co-Trustees Schwarz-Hemnes Family Revocable Living Trust 1504 Cedar Lane Nashville, TN 37212	New Owner	11704030500

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Jacob P. Schwarz and Anna R. Hemnes, husband and wife** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Jacob P. Schwarz and Anna R. Hemnes, Co-Trustees, Schwarz-Hemnes Family Revocable Living Trust Agreement dated June 7, 2024** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Victoria Place of recorded in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to **Jacob P. Schwarz and Anna R. Hemnes, husband and wife**, by Warranty Deed dated January 29, 2016, from **Jason Sheer and Elizabeth Sheer, husband and wife**, recorded in Instrument No. 20160204-0010741, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1504 Cedar Lane, Nashville, TN 37212.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 7th day of June 2024.

Jacob P. Schwarz

Anna R. Hemnes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Jacob P. Schwarz**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of June 2024.

Notary Public

My Commission Expires:
8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Anna R. Hemnes**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of June 2024.

Notary Public

My Commission Expires:
8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 7th day of June 2024.

Notary Public

My Commission Expires:
8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Russell Cook, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 7, 2024.

Affiant Signature

June 7, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7th day of June 2024.

Notary's Signature

My Commission Expires: 02/07/2026

Notary's Seal:

