Karen Johnson Davidson County
Batch # 1149575 DEEDQC
06/21/2024 08:20:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240621-0046562

This instrument prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

ADDRESS NEW OWNER:
DOUGLAS BRIAN SCHNITZER AND SARAH MARIE SCHNITZER LIVING TRUST Dated May 30th, 2024
DOUGLAS BRIAN SCHNITZER AND SARAH MARIE SCHNITZER, Trustees
4444 Frost Street
Nashville, Tennessee 37214

SEND TAX BILL TO:
Same

MAP/PARCEL:
062-02-0B-144.00-CO

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

DOUGLAS BRIAN SCHNITZER AND SARAH MARIE SCHNITZER, as husband and wife, in connection with the administration of their revocable living trust, as trustees, now convey, release and forever quitclaim from themselves, as husband and wife, to the DOUGLAS BRIAN SCHNITZER AND SARAH MARIE SCHNITZER LIVING TRUST Dated May 30th, 2024, all their right, title and interest in and to a certain tract of land in Davidson County, Tennessee as described as follows:

> Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of First Amendment, Abbington Park, Phase One - Section Three of record in Plat at Instrument No. 200407280090230, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Douglas B. Schnitzer (aka DOUGLAS BRIAN SCHNITZER) and Sarah M. Schnitzer (aka SARAH MARIE SCHNITZER), husband and wife by Warranty Deed from Olivia Westbrook and Wynn Westbrook, wife and husband of record in Instrument No. 20211011-0136565 Register's Office for Davidson County, Tennessee, dated October 7th, 2021 and recorded on October 11th, 2021.
>
> The property is commonly known as 4444 Frost Street, Nashville, Tennessee 37214.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

The sole purpose of this instrument is to convey title from married persons to their trust, in which they are trustees.

I, the above listed grantor, convey my interest in the real property to the DOUGLAS BRIAN SCHNITZER AND SARAH MARIE SCHNITZER LIVING TRUST Dated May 30th, 2024.

DOUGLAS BRIAN SCHNITZER

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 9 day of June 2024.

NOTARY PUBLIC

My commission expires:

10/04/2027

KENNETH COCHRAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
October 4, 2027

****

I, the above listed grantor, convey my interest in the real property to the DOUGLAS BRIAN SCHNITZER AND SARAH MARIE SCHNITZER LIVING TRUST Dated May 30th, 2024.

SARAH MARIE SCHNITZER

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 9 day of June 2024.

NOTARY PUBLIC

My commission expires:

10/04/2027

KENNETH COCHRAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
October 4, 2027

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor, conveys my interest in the real property to the DOUGLAS BRIAN SCHNITZER AND SARAH MARIE SCHNITZER LIVING TRUST Dated May 30th, 2024.

DOUGLAS BRIAN SCHNITZER

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 9 day of June 2024.

KENNETH COCHRAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires October 4, 2027

NOTARY PUBLIC

My commission expires:

10/04/2027

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I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor, conveys my interest in the real property to the DOUGLAS BRIAN SCHNITZER AND SARAH MARIE SCHNITZER LIVING TRUST Dated May 30th, 2024.

SARAH MARIE SCHNITZER

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 9 day of June 2024.

KENNETH COCHRAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires October 4, 2027

NOTARY PUBLIC

My commission expires:

10/04/2027

This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.