QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1161259 DEEDQC
07/24/2024 01:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240724-0055861

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/10/26
(AFFIX SEAL)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
MONTREY BUILDERS, LLC	**Same as New Owner**	
(NAME) **1008B VILLA PL.**	(NAME)	**118-13-0-182.00**
(ADDRESS) **NASHVILLE, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY **JOSEPH MONTREY SCHULER, MARRIED,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **MONTREY BUILDERS,LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 61 ON THE PLAN OF WOODMONT BOULEVARD SECTION OF MARENGO PARK, OF RECORD IN BOOK 1130, PAGE 2, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 61 FRONTS 75 FEET ON THE SOUTHEASTERLY MARGIN OF WILBUR PLACE (FORMERLY MAJOR WILBUR FOSTER THOROUGHFARE AND WILBUR FOSTER DRIVE) AND EXTENDS BACK BETWEEN PARALLEL LINES 195 FEET TO A DEAD END.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH MONTREY SCHULER, MARRIED, BY WARRANTY DEED FROM KATHERINE FORBES WILLIAMS, UNMARRIED, DATED 06/25/2024, RECORDED 06/26/2024, AND RECORDED AT INSTRUMENT NO. 20240626-0047884, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR WARRANTS THAT THE SUBJECT PROPERTY HAS NOT BEEN A PERSONAL OR MARITAL RESIDENCE OF THE GRANTOR.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 23 day of July, 2024.

JOSEPH MONTREY SCHULER

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public, **JOSEPH MONTREY SCHULER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23 day of July, 2024.

Notary Public

My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

After recording, return to:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, do 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 7/23/2024.

Date

Affiant Signature

7/24/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of July, 2024.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)