Karen Johnson Davidson County
Batch# 1170262 DEEDQC
08/15/2024 11:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240815-0062484

This instrument prepared by:
The Lambert Firm, PLLC
40 Burton Hills Boulevard #200
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this the 14 day of August, 2024.

Notary Public
My Commission Expires: 11-6-2024

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number |
|---|---|---|
| 5535 Old Hickory Blvd., LLC<br>425 36th Avenue, Unit A<br>Nashville, Tennessee 37209 | 5535 Old Hickory Blvd., LLC<br>425 36th Avenue, Unit A<br>Nashville, Tennessee 37209 | 047-00-0-173.00 |

## QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, that **Philip A. Schmutz**, ("Grantor") does hereby quitclaim and convey unto **5535 Old Hickory Blvd., LLC** ("Grantee"), its successors and assigns, any and all interest Grantor may have in that certain tract or parcel of land located in Cheatham County, governed by Davidson County, Tennessee and described as follows:

Beginning at an existing iron rod in the west margin of Old Hickory Boulevard at a distance of 30 feet from the center of said road, said point being the southeast comer of the Roy R. Reed property; thence along the west margin of Old Hickory Boulevard at a distance of 30 feet from the center of said road South 22 degrees 04 minutes 57 seconds West, 50.00 feet to a P.K. nail set in a paved driveway, said point being a northeast comer of Tract 2; thence leaving the west margin of Old Hickory Boulevard with boundary lines of Tract 2 on newly established lines to points as follows: North 72 degrees 56 minutes 33 seconds West, 200.65 feet to an iron rod set; North 70 degrees 07 minutes 43 seconds West, 1306.76 feet to an iron rod set; North 21 degrees 59 minutes 38 seconds East, 160.00 feet to an iron rod set in a southern boundary line of the Margaret Y. Slea property; thence along southern boundary lines of the Slea property to points as follows: South 70 degrees 17 minutes 09 seconds East, 147.00 feet to an existing iron pipe; South 70 degrees 06 minutes 39 seconds East, 1159.76 feet to an existing iron rod at the northeast corner of the Reed property; thence along boundary lines of the Reed property to points as follows: South 21 degrees 59 minutes 37 seconds West, 100.04 feet to an existing iron rod; South 70 degrees 05 minutes 13 seconds East, 200.12 feet to the point of beginning, containing 5.06 acres, more or less. Survey by Bledsoe, Adams, Christy Engineering and Surveying, LLC, Phillip Darin Christy, R.L.S. No. 1821 P.O. Box 40, Dickson, TN 37056-0040, dated 11/27/2006.

Being the same property conveyed to Philip A. Schmutz, by deed from David Christian Schmutz and Misti Welch Schmutz, Husband and Wife, recorded October 30, 2020 Instrument No. 20201030-0126891, in the Davidson County Register of Deeds.

This is improved property known as: **5535 Old Hickory Boulevard, Nashville, Tennessee 37218**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on 8/14/24

GRANTOR:

**Philip Schmutz**

STATE OF Tennessee
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the Grantors, **Philip Schmutz** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein.

Witness my hand on August 14, 2024.

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 11/6/2024

I Barry Lambert, hereby make an oath that I am the custodian of the original version of the electronic document tendered to registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/14/2024

Barry Lambert
Affiant Signature

8/14/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this date 8/14/2024

Notary Signature

My commission expires: 11-6-2024