Karen Johnson Davidson County
Batch# 1175240 DEEDQC
08/29/2024 10:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240829-0066402

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND 00/100 ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF AUGUST 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Deborah Sue Schmidt	**NEW OWNER**	**15011025200**
3557 Lake Towne Drive **Antioch, Tennessee 37013**		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 29th day of August, 2024, the undersigned, **BERNARD C. SCHMIDT, III,** as a Joint Tenant with Right of Survivorship (hereinafter collectively and/ or individually referred to as the "*Grantor*"), has bargained and sold, and by these presents do transfer and quitclaim to **DEBORAH SUE SCHMIDT** (hereinafter collectively and/ or individually referred to as the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest as a Joint Tenant with Right of Survivorship in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **3557 LAKE TOWNE DRIVE, ANTIOCH, TENNESSEE 37013** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 148. Lake Towne Park, Section One of Record in Plat Book 6250, Page 818, Register's Office for Davidson County, Tennessee to which Plat Reference is hereby made for a more complete legal description of subject lot.

Being the same property conveyed to Bernard C. Schmidt, III, and Deborah Sue Schmidt as Joint Tenants with Full Rights of Survivorship, by Quitclaim Deed from Bernard C. Schmidt, III and Deborah Due Schmidt, as Husband and Wife, of record as Instrument Number 20120821-0074931 dated August 11, 2012, and recorded on August 21, 2012 in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 3557 Lake Towne Drive, Antioch, Tennessee 37013.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

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4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 29th day of August, 2024.

GRANTOR: BERNARD C. SCHMIDT, III

SIGNER: Bernard C. Schmidt, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Bernard C. Schmidt, III**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 29th day of August, 2024.

HALEY MILLER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 3, 2027
COUNTY OF DAVIDSON

Notary Public

My Commission Expires

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TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **August 29, 2024**.

Affiant Signature

8/29/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **29th** day of **August**, 20**24**.

Notary Public

Notary's Seal:



☐ This document was executed via remote online notarization pursuant to T.C.A 8-16-301 et seq. (only applies if checked).