Karen Johnson Davidson County
Batch# 1179582 DEEDQC
09/10/2024 11:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240910-0069702

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. John F. Schnelle, Trustee, Affiant Subscribed and sworn to before me, this 27th day of August, 2024. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
John F. Schnelle and/or Sandra F. Simmons, Trustees 1911 Overhill Drive Nashville, TN 37215	SAME	131 07 0R 001.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John F. Schnelle and wife, Sandra F. Simmons,** hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest

in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **John F. Schnelle and/or Sandra F. Simmons, Trustees of the Schnelle-Simmons 2000 Living Trust, established by the Revocable Trust Agreement of John F. Schnelle and Sandra F. Simmons dated May 1, 2000**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 27th day of August, 2024.

John F. Schnelle

Sandra F. Simmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John F. Schnelle and Sandra F. Simmons, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of August, 2024.

My Commission Expires: _____

ALICE M. BOSHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit #1 together with the appurtenant interest in the common elements of Lone Oak Comer Townhomes, a horizontal property regime with private elements, established in Declaration of record in Instrument No. 200606270076697, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration and being located upon Lot No. 13 on the Plan of J.P. Grissim's Subdivision of record in Plat Book 1424, page 36, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Schnelle and wife, Sandra Simmons, by deed from Sarah B. Huddleston MacIntyre and Geoffrey M. MacIntyre of record in Instrument No. 20060713-0094412, Register's Office of Davidson County, Tennessee, as further corrected in Instrument No. 20060919-0116105, Register's Office of Davidson County, Tennessee.

John F. Schnelle and John Schnelle are one and the same person. Sandra F. Simmons and Sandra Simmons are one and the same person.

This is improved property known as 1911 Overhill Drive, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 8/27/24.

9/10/24
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of September, 2024.

Lindsay Hamada
Notary Public

My Commission Expires:

Notary's Seal (if on paper)

