QUITCLAIM DEED

This instrument was prepared by information provided by the parties. No title search was performed.

Karen Johnson
Batch # 1189755
10/04/2024 08:10:48 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241004-0077008

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF September, 2024

Notary Public

COMMISSION EXPIRES: 2/1/26

SOL WILSON
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES FEBRUARY 1, 2026
ST. LOUIS COUNTY
COMMISSION #14833620

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC, 277 Mallory Station Road, Ste. 102 Franklin , TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Christina Stephens	**USAA Federal Savings Bank**	**053060A11700CO**
(Name) **1944 Waterford Drive**	10750 McDermott Freeway	
(Address) **Old Hickory, TN 37138**	San Antonio, TN 78288	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Erik Schuhwerk, unmarried, hereinafter referred to as Grantors, hereby quitclaim to Christina Stephens, unmarried, their heirs and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Being Lot No. 117 on the Plan of Waterford, Phase 3, of record in Plat Book 7900, page 707, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christina Schuhwerk and husband Erik Schuhwerk by Warranty Deed from Jason Weatherford dated May 12, 2012 and recorded June 7, 2012 in Instrument No. 20120607-0049679, in said Register's Office for Davidson County, Tennessee. Christina Schuhwerk and Erik Schuhwerk divorced June 4, 2015, Case No. 14D-2435.

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

IN WITNESS WHEREOF, has hereunto set her signature, on this, the 16 day of SEPTEMBER 2024.

Erik Schuhwerk

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erik Schuhwerk, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 16 day of September, 2024

SOL WILSON
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES FEBRUARY 1, 2026
ST. LOUIS COUNTY
COMMISSION #14833620