Karen Johnson Davidson County
Batch# 1193078 DEEDQC
10/14/2024 08:55:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241014-0079236

Prepared by and after recording return to:
Dickinson Wright PLLC
424 Church St., Suite 800
Nashville, TN 37219
Attn: Jacob R. White

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Brian Schlanger 4500 Post Road, Unit C31 Nashville, TN 37205	091140092.00	Brian Schlanger 4500 Post Road, Unit C31 Nashville, TN 37205

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, Linda F. Schlanger, an individual (the "Grantor"), does hereby quitclaim and convey unto Brian Schlanger, an individual ("Grantee"), all of her respective right, title and interest in and to that certain parcel of real property located in Davidson County, Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference (the "Property").

This conveyance is subject to such limitations, restrictions and encumbrances of record as may affect the Property.

[*Intentionally Blank – Signature Page Follows*]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 11 day of October, 2024.

GRANTOR:

Brian Schlanger, as agent for Linda F. Schlanger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public for the State of Tennessee, Brian Schlanger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the authorized agent for Linda F. Schlanger and he executed the foregoing instrument for the purposes therein contained in such capacity as authorized agent.

Witness my hand and seal this October 11, 2024.

Notary Public

My Commission Expires: 5-5-2025

LAURA KATHERINE ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00.

Affiant

Personally appeared before me, the undersigned Notary Public for the State of Tennessee, Brian Schlanger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained

Witness my hand and seal this 10th day of October 2024.

Notary Public

My Commission Expires: 5-5-2025

LAURA KATHERINE ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

LEGAL DESCRIPTION

Being part of Lot No. 1 on the plan of West Nashville Heights, as of record in Book 332, page 127, Register's Office of Davidson county, Tennessee.

According to a survey made by Wm. C. Parrish, Civil Engineer, September 14, 1956, said part of Lot No. 1 fronts 82.5 feet on the northerly side of Charlotte Pike, as widened, and runs back 162 feet on the westerly line and 160 feet on the easterly line to the southerly margin of an alley, measuring 92.3 feet thereon.

Being the same property conveyed to Linda F. Schlanger, by Quitclaim Deed from Melvin Schlanger and wife, Linda F. Schlanger, recorded in the Register's Office of Davidson County, Tennessee, dated and recorded on April 25, 1995 in Book No. 9653, Page No. 860.

This is improved property known as 5800 Charlotte Pike Nashville, TN 37209.

Tennessee Certification of Electronic Document

I, Deirdriu Coffman, 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 October 11, 2024 (date of document).

Deirdriu Coffman
Affiant Signature

October 11, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires: May 5, 2025

NOTARY'S SEAL

