Karen Johnson Davidson County
Batch# 1197608 DEEDQC
10/24/2024 11:00:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241024-0082695

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, 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--. Michael J. Schlacter, Trustee, Affiant Subscribed and sworn to before me, this 22nd day of October, 2024. Notary Public My Commission Expires: 1/12/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Michael J. Schlacter and Maureen E. Schlacter, Trustees 6037 Brentwood Chase Drive Brentwood, Tennessee 37027	SAME	160 16 0B 075.00

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, **Michael J. Schlacter and wife, Maureen E. Schlacter**, 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 **Michael J. Schlacter and Maureen E. Schlacter, Trustees of the Michael & Maureen Schlacter Living Trust, established by the Revocable Trust Agreement of Michael J. Schlacter and Maureen E. Schlacter dated October 22, 2024**, 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 22nd day of October, 2024.

Michael J. Schlacter

Maureen E. Schlacter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael J. Schlacter and Maureen E. Schlacter, 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 22nd day of October, 2024.

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

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

Lot No. 92 on the Plan of Revision One. Section One, Brentwood Chase, R20 Residential P.U.D. of record in Plat Book 9700, Page(s) 936 through 941, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael J. Schlacter and Maureen E Schlacter, husband and wife, by deed from Sysouphanh Hanlotxomphou and Jennifer E. Davis, husband and wife, of record as Instrument No. 20181002-0097689, Register's Office for Williamson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the seoond part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

> Setback requirements and general utility, sewer, and drainage easements of record upon which the improvements do not encroach, and subdivision and/or condominium declarations, covenants, resttictions, and easements of record, including, without limitation, all matters shown on the Plan of record in Plat Book 9700, Pages 936 through 941; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11388, Page 52 and Instrument Number 20000531-0053798, as amended in Instrument No. 20000831-0086366 lnsttument No. 20031031-0160434 and Instrument No. 20031217-0180088; By-Laws of Brentwood Chase Community Association of record in Book 11388, Page 71, Instrument No. 20161020-0111124 and Instrument No. 20161020-0111125; Declaration of Covenants and Restrictions for Lots Nos. 88 and 92 of Brentwood Chase, of record in Instrument No. 20030110--0004465 (Note: The Declaration described Lot No. 88 but not Lot No. 92); Quitclaim Deed conveyed to Brentwood Chase Community Association, Inc to be used as an amenities area of record in Instrument Number 20010208-0012529; Charter for Breotwood Chase Community Association of record in Instrument Number 20000524-0051842; P.U.D. Boundary of record in Book 9700, Page (s) 653 and 654; Easement for water mains and appurtenances of record in Book 8371, Page 320; Easement for drainage facilities of record in Book 7902, Page 389; Stormwater Detention Agreements of record in Book 11115, Page(s) 281 and 286, all in the Register's Office for Davidson County. Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all easements, and to all conditions as shown of Public Record.

This is improved property known as 6037 Brentwood Chase Drive, Brentwood, Tennessee 37027.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 10/22/24.

10/24/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of October, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

