Karen Johnson
Batch # 1204089
11/13/2024 11:07:24 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241113-0088285

PREPARED BY AND RETURN TO:
Ryan W. Barry, Attorney at Law
P.O. Box 400
Winchester, TN 37398
(931) 636-3767

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Ginger Schuette, Trustee 4502 Glendale Place Nashville, TN 37215	Ginger Schuette, Trustee 4502 Glendale Place Nashville, TN 37215	131 – 07 – 0 – 095.00

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, Ginger A. Schuette (referred to hereunder as the "Grantor") does hereby sell, transfer, convey, and quitclaim unto Ginger Apperson Schuette, Trustee of the Revocable Trust of Ginger Apperson Schuette U/A dated November 8, 2024 (referred to hereunder as the "Grantee"), and its heirs and assigns, all of Grantor's right, title, and interest in the certain tracts or parcels of real property, situated in Davidson County, Tennessee, described in Exhibit "A" of this Quitclaim Deed attached hereto and incorporated herein by reference.

SEE ATTACHED EXHIBIT "A"

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and attorney Ryan W. Barry disclaims responsibility for the status of the title to the property or for the accuracy of such information.

(Signatures on following page)

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 8th day of November, 2024.

GRANTOR:

Ginger A. Schuette
GINGER A. SCHUETTE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

On this 8th day of November, 2024, before me, a Notary Public of the state and county aforesaid, personally appeared GINGER A. SCHUETTE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and seal this 8th day of November, 2024.

Rebecca M Parrish
Notary Public
My Commission Expires: 5/5/2025

REBECCA M. PARRISH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

I hereby swear and affirm that the actual consideration for this transfer is $0.00

REVOCABLE TRUST OF GINGER APPERSON SCHUETTE U/A DATED November 8, 2024

Ginger Apperson Schuette
GINGER APPERSON SCHUETTE, Trustee/Affiant-Grantee

Sworn and subscribed to before me this 8th day of November, 2024.

Rebecca M Parrish
Notary Public
My Commission Expires: 5/5/2025

REBECCA M. PARRISH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

EXHIBIT A

MAP & PARCEL: 131 – 07 – 0 – 095.00

REAL ESTATE LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Lone Oak Heights of record in Plat Book 1424, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SOURCE OF TITLE: Being the same property conveyed to Ginger A. Schuette by Warranty Deed of record in Instrument No. 20151002-0100742, Register's Office, Davidson County, Tennessee.

Being also known as 4502 Glendale Place Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes which have been prorated or paid and assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 2 as amended in Instrument No. 20120824-0076538, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 1488, Page 131, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property known as 4502 Glendale Place Nashville, TN 37215.

NO BOUNDARY SURVEY OF THE WITHIN TRACTS OR PARCELS OF REAL ESTATE WAS MADE AT THE TIME OF THIS CONVEYANCE, AND THE DESCRIPTION OF THE WITHIN TRACTS OR PARCELS OF REAL ESTATE IS NOT DIFFERENT FROM PREVIOUS DEEDS.