QUITCLAIM DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

DM-CCM-24-1217A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF November 2024.

Notary Public

MY COMMISSION EXPIRES: 5-5-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Harold Brooks, Jr.	**New Owner**	**092-04-0S-001.00-CO**
(NAME)	(NAME)	
1217 Jackson St, Unit 1217A		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1208930 DEEDQC
11/27/2024 02:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241127-0093001

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ROBERT SCHENERLEIN ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

ROBERT SCHENERLEIN AND JAMES HAROLD BROOKS, JR. ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, VIZ:

A CERTAIN TOWNHOME LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING 1217A, OF 1217 JACKSON STREET TOWNHOMES, A HORIZONTAL PROPERTY REGIME, ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE DECLARATION ESTABLISHING A HORIZONTAL PROPERTY REGIME FOR 1217 JACKSON STREET TOWNHOMES OF RECORD IN INSTRUMENT NUMBER 20210914-0123257, AS AMENDED IN INSTRUMENT NUMBER 20210916-0124798, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT TO AMENDMENT IN INSTRUMENT NUMBER 20210916-0124798, TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT TO SAID DECLARATION.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ROBERT SCHENERLEIN, UNMARRIED BY WARRANTY DEED FROM CHELSEA REED, UNMARRIED OF RECORD IN INSTRUMENT NO. 20210331-0042585 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 30, 2021 AND RECORDED ON MARCH 31, 2021.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter****

This is **improved** property known as: **1217 Jackson Street, Unit 1217A, Nashville, TN, 37208.**

Witness our hands this the 26 day of November, 2024.

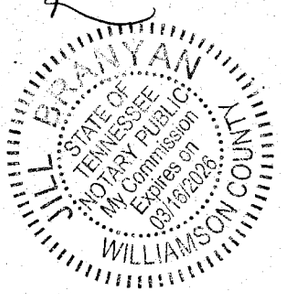
ROBERT SCHENERLEIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT SCHENERLEIN,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 day of November, 2024.

Notary Public
My Commission Expires:
03-16-26



I, Adam H. Jefferson, 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 November 27, 2024 (date of document).

Affiant Signature

Date 11-27-2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of November, 2024.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Notary's Signature

MY COMMISSION EXPIRES: