Karen Johnson Davidson County
Batch# 1212907 DEEDQC
12/05/2024 02:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241205-0094615

This Instrument Prepared By:
Sherrard & Roe PLC (CLL)
1600 West End Ave., Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:
Kevin Schmidt Irr Investment Services Trust #1 and Kevin Schmidt Irr Investment Services Trust #2
Cathy Werthan, CPA, Trustee
401 Commerce Street, Suite 1250
Nashville, TN 37219

Send Tax Bills To:
419 Memorial Blvd
Murfreesboro, TN 37129

Map/Parcel Number:
091-14-0-167

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, EYECARE REAL ESTATE, LLC, a Tennessee Limited Liability Company, (the "Grantor"), does hereby quitclaim, transfer and convey all its right, title and interest in and to the following described property to Cathy Werthan, CPA, Trustee, and her successors in trust, of the Kevin Schmidt IRR Investment Services Trust #1 as to a two percent (2%) undivided interest and Kevin Schmidt IRR Investment Services Trust #2 as to a ninety-eight percent (98%) undivided interest (the "Grantees"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. I on the Plan of Resubdivision Part of Lot 20, C.C. Vernon Farm of record in Plat Book 5800, Page 317, 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 Eyecare Real Estate, LLC, LLC, by Warranty Deed, from P&M Investment Company, a Tennessee limited liability company, dated February 10, 2020, of record in Instrument No. 20200227-0021798, Register's Office for Davidson County, Tennessee.
>
> The legal description is the same as the previous deed of record.
>
> This is improved property known as 339 White Bridge Pike, Nashville, Tennessee 37209.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

This distribution is made in connection with the marital dissolution of Kevin Schmidt and Rebecca D. Schmidt in the Chancery Court of Williamson County, Tennessee, Docket #23CV-52606.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 13th day of November, 2024.

EYECARE REAL ESTATE, LLC, Grantor

By: _____

Kevin Schmidt, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Kevin Schmidt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Eyecare Real Estate, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manger.

WITNESS my hand and seal at office in Davidson County, Tennessee, this 13th day of November, 2024.

_____

Notary Public

My Commission Expires: 11/2/2026

Rylie L Newell
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00).

Cathy Werthan

Cathy Werthan, Affiant

Subscribed and sworn to before me this 18th day of November, 2024.

Sara Haag

Notary Public

My Commission Expires: 5/9/2026

SARA HAAG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

I, Jennifer Roberts, 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 13, 2024 (date of document).

Affiant Signature Date November 13, 2024

State of Tennessee_____

County of Davidson

Sworn to and subscribed before me this 13th day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

Notary's Seal (if on paper)

