Karen Johnson Davidson County
Batch# 1213044 DEEDQC
12/06/2024 09:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241206-0094788

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

QUITCLAIM DEED

Address New Owners:
Rebecca D. Schmidt
817 Stalcup Court
Franklin, TN 37064

Send Tax Bills To:
same

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

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Cathy Werthan, CPA, Trustee of the Kevin Schmidt IRR Investment Services Trust #1 and Kevin Schmidt IRR Investment Services Trust #2, (the "Grantors"), does hereby quitclaim, transfer and convey all right, title and interest in and to the following described property to Rebecca D. Schmidt (the "Grantee"), 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 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 by quitclaim deed dated November 13, 2024, of record in Instrument No. 20241205-0094615, 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 18th day of November, 2024.

Grantors:

Cathy Werthan

Cathy Werthan, CPA, Trustee
Kevin Schmidt IRR Investment Services Trust #1

Cathy Werthan

Cathy Werthan, CPA, Trustee
Kevin Schmidt IRR Investment Services Trust #2

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, Cathy Werthan, CPA, who upon oath acknowledged that she is the Trustee of the Kevin Schmidt IRR Investment Services Trust #1 and Kevin Schmidt IRR Investment Services Trust #2, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, 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

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 18, 2024 (date of document).

Affiant Signature Date November 18, 2024

State of Tennessee_____

County of Davidson

Sworn to and subscribed before me this 18th day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

Notary's Seal (if on paper)

