QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1218514 DEEDQC
12/20/2024 08:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241220-0098918

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $00.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

Andrew Suzore
State of Tennessee Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S):
Michael S. Schankerman, Karen A. Schankerman	**New Owner**	**116-12-0S-001.00-CO**
3705A Estes Road	(NAME)	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **MAX SCHANKERMAN, A MARRIED MAN,*** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **MICHAEL S. SCHANKERMAN AND KAREN A. SCHANKERMAN, HUSBAND AND WIFE,** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT "A" ON THE PLAN OF HOMES AT 3705 ESTES, AS SHOWN ON EXHIBIT "C" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HOMES AT 3705 ESTES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20150914-0092993, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL S. SCHANKERMAN AND KAREN A. SCHANKERMAN, HUSBAND AND WIFE, AND MAX SCHANKERMAN, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED FROM MICHAEL S. SCHANKERMAN AND KAREN A. SCHANKERMAN, HUSBAND AND WIFE, DATED NOVEMBER 15, 2024 AND FILED FOR RECORD ON NOVEMBER 20, 2024 AS INSTRUMENT NO. 202411200090522, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING IMPROVED PROPERTY MORE COMMONLY KNOWN AS 3705A ESTES ROAD, NASHVILLE, TN

***ALEXA FRIEDENBERG SCHANKERMAN, SPOUSE OF MAX SCHANKERMAN, HEREBY JOINS IN THE EXECUTION TO CONVEY ANY AND ALL RIGHT, TITLE, AND INTEREST IN THE SUBJECT PROPERTY, INCLUDING, BUT NOT LIMITED TO, ANY HOMESTEAD, DOWER, OR OTHER MARITAL AND SPOUSAL RIGHTS OR INTERESTS AS CONTEMPLATED IN T.C.A. § 26-2-301 OR OTHER SIMILAR STATUTES THEREIN.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 19 day of DecemBER, 2024.

MAX SCHANKERMAN

ALEXA FRIEDENBERG SCHANKERMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Max Schankerman and Alexa Friedenberg Schankerman, the within named bargainors, 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, at office, this 19 day of DecemBER, 2024.

Notary Signature

My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Andrew Suzore, 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 December 19, 2024.

Date

Affiant Signature

December 19, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of December, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027