Karen Johnson Davidson County
Batch # 1240345 DEEDQC
02/24/2025 03 52 10 PM 3 pgs
Fees $17 00 Taxes $0 00
20250224-0013640

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID#
ROGER A. SCHECTER and CARINA SCHECTER, Co-Trustees 3 Blackberry Rd. Nashville, TN 37215	SAME	14403004000

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, ROGER A. SCHECTER and CARINA SCHECTER, ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey unto ROGER A. SCHECTER and CARINA SCHECTER, CO-TRUSTEES OF THE SCHECTER TENNESSEE COMMUNITY PROPERTY TRUST dated February 24, 2025, their successors and assigns ("GRANTEES"), all of GRANTORS' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 24th day of February, 2025.

ROGER A. SCHECTER

CARINA SCHECTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared ROGER A. SCHECTER and CARINA SCHECTER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, this 24th day of February, 2025.

NOTARY PUBLIC

My Commission Expires:

7/7/25

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Crater Hill Manor, the City of Forest Hills, of record in Book 8250, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.

Being the same property conveyed to Roger A. Schecter and wife Carina Schecter by special warranty deed of record in Book 10490, page 462, R.O.D.C.

Said improved property is known as 3 Blackberry Rd., Nashville, TN 37215.