Karen Johnson
Batch # 1242454
03/03/2025 10 45 06 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250303-0015524

This instrument prepared by:
Joe F. Gillespie, Jr.
Post Office Box 56
Joelton, Tenn. 37080
(No title search has been conducted and all description information was provided by the Grantee)

New owner:	**Send tax bills to:**	**Map/Parcel No.:**
Rose Marie Schroader	**Same**	**Map 95-7**
316 Woodberry Drive		**Parcels 29, 33**
Nashville, Tenn. 37214		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $0.00 (ZERO DOLLARS).

Rose Marie Schroader
Rose Marie Schroader

Subscribed, sworn and acknowledged before me this 18th day of February, 2025.

NOTARY PUBLIC

JOE F. GILLESPIE JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: January 22, 2029

QUITCLAIM DEED

FOR LOVE AND AFFECTION and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, ROSE MARIE SCHROADER,** have on this day conveyed to **myself, ROSE MARIE SCHROADER, a life estate, with the remainder in fee to THOMAS EDWARD SCHROADER, SR., and wife, MINERVA JEAN SCHROADER, as tenants by the entirety,** all of my right, title and interest to a certain tract or tracts of land located in Davidson County, Tennessee, and more

particularly described as follows

Tract No. 1: being Lot. No 80 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office for said County.
Said Lot. No. 80 fronts 87 feet on the westerly side of Woodberry Drive and runs back between parallel lines 200 feet to a deadline in the rear.
Being the same property conveyed from J. Preston Proffitt, Jr , and wife, Phyliss T. Proffitt, to Donald Eugene Schroader, Sr., deceased, and wife Rose Marie Schroader, by Warranty Deed, recorded in Book 3811, pages 503-506, Davidson County Registers of Deed Office.

Tract No. 2: Land lying in the rear of Lot No 80 on the Plan of Merry Oaks, as recorded in Book 1835, pages 67 and 68, Register's Office for Davidson County, Tennessee, as Lot 80-A, as follows

BEGINNING at an iron pin in the common westerly corner of Lots 80 and 81, thence with the line between said lots, if extended, westerly 239 feet to an iron pin at the corner of this lot, thence southerly 87 feet to an iron pin at the corner of lots Nos. 79-A and 80-A; thence with the line between said lots, easterly 238 5 feet to an iron pin at the corner of lots 79 and 80; thence with the line between said lots, northerly 87 feet to the point of the beginning.

Being the same property conveyed from J. Preston Proffitt, Jr., and wife, Phyliss T Proffitt, to Donald Eugene Schroader, Sr., deceased, and wife Rose Marie Schroader, by Warranty Deed, recorded in Book 3811, pages 503-506, Davidson County Registers of Deed Office

This is improved property known as 316 Woodberry Drive, Nashville, Tenn , 37214.

No title search was conducted in preparation of this deed and all description information was provided by the Grantee.

WITNESS MY HAND.

Rose Marie Schroader

ROSE MARIE SCHROADER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the above County and State, the within named bargainor Rose Marie Schroader, with whom I am personally acquainted or who proved to me her identity on the basis of sufficient evidence and who acknowledged she executed this instrument for the purposes recited therein. Witness my hand this 18th day of February, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

January 22, 2029

