Karen Johnson Davidson County
Batch # 1242455 DEEDQC
03/03/2025 10 47 28 AM 2 pgs
Fees $12 00 Taxes $0 00
20250303-0015525

Prepared By and Return to:

Connor M. Blair
BUCHALTER, A PROFESSIONAL CORPORATION
1 Music Circle South, Suite 300
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills to:	Map Parcel Numbers
Maria A. Bermudez 8369 Merrymount Dr. Nashville, TN 37221	Same	127 00 0 124.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, *Donald Eugene Schroader, III,* the Grantor, does hereby quitclaim and convey unto *Maria A. Bermudez,* her heirs, successors and assigns, all of his right, title and interest in and to the following described tract of land:

Being Lot Number 19 on the Plan of Marlin Meadows, Section No. 4, of record in Plat Book 2133 at page 66 and 67, Registers' Office for Davidson County, Tennessee, to which reference is hereby made for a complete description.

Being the same property conveyed to Cornerstone Investments, Inc. by Deed from Andy Regg, of record in Instrument No. 20171010-0103949, Register's Office for said County, dated October 9, 2017, and recorded on October 10, 2017; and being the same property conveyed to Maria Bermudez and Donald Schroader, wife and husband, by Deed from Cornerstone Investments Inc., a Tennessee Corporation, of record in Instrument 20171204-0123623, Register's Office of Davidson County, Tennessee.

This property is known as 1236 Neely's Bend Road, Madison, Tennessee 37115.

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

This deed is prepared based upon information provided by the parties without certification or examination of title by the preparer.

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(E)

Witness my hand this 28th day of February 2025.

DONALD EUGENE SCHROADER, III

JEAN ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said County and State, the within named, Donald Eugene Schroader, III the Bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of February, 2025

Notary Public

My commission expires: 9-28-26

STATE OF TENNESSEE)
COUNTY OF Williamson)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this quitclaim deed is executed and delivered in accordance with the terms of a ***Final Decree of Divorce and Marital Dissolution Agreement*** in the case styled *Maria Alejandra Bermudez v. Donald Eugene Schroader, III*, Docket No. 24D1634, Third Circuit Court for Davidson County, Tennessee.

DONALD EUGENE SCHROADER, III, Affiant

Subscribed and sworn before me, this 28th day of February, 2025.

Notary Public
My commission expires: 9-28-26

JEAN ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(E)