Karen Johnson
Batch # 1242455
03/03/2025 10 47 28 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250303-0015526

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:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Section Three John Cunningham Estates, of record in Book 4860, Page 69, Register's Office for said County.

Said Lot No. 3 fronts 120 feet on the easterly margin of Merrymount Drive and runs back between lines 361.95 feet on the southerly side and 358.35 feet on the northerly side to a dead-line in the rear, measuring 224.63 feet thereon.

Being the same property conveyed to Elizabeth Rocha, by virtue of that certain Warranty Deed dated April 27, 2020, and being record at Instrument No. 20200429-0044954 in the Register's Office of Davidson County, Tennessee. *Grantor warrants that this property is not her primary residence, and that said property has been used for investment purposes only.*

Being the same property conveyed to Maria A. Bermudez and Donald Schroader, III, wife and husband, by virtue of that certain Warranty Deed dated December 14, 2021, and being record at Instrument No. 202111220-0167856 in the Register's Office of Davidson County, Tennessee.

This property is known as 8369 Merrymount Drive, Nashville, TN 37221.

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

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

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

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)