This Instrument Prepared by:
J. Michael Robbins, BPR#32342
Vasek & Robbins, PLLC
103 West Main Street
Lebanon, TN 37087
(615) 549-8909

Karen Johnson Davidson County
Batch# 1248688 DEEDQC
03/20/2025 02:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250320-0020766

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED THEREIN. THIS DOCUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES NAMED HEREIN AND WITHOUT A TITLE SEARCH.

New Owners:	Send Tax Bills to:	Map-Parcel #'s:
Schlosser Koho Living Trust 2031 SE Oldsmar Road Port St. Lucie, FL 34952	New Owner	103 02 0 096.00

QUITCLAIM DEED

This Quitclaim Deed is made this 18th day of March 2025, by Donald Carl Schlosser, Grantor, of the City of Port St. Lucie, County of St. Lucie, State of Florida, to **Donald C. Schlosser and Brian H. Koho in their capacity as Trustees of the Schlosser Koho Living Trust U/A/D January 29, 2025,** Grantee, of the City of Port St. Lucie, County of St. Lucie, State of Florida.

Grantor, for and in consideration of Ten Dollars ($10.00) cash in hand and other good and valuable considerations paid by Grantee, receipt of which is hereby acknowledged, has bargained and sold, and do hereby transfer, convey, remise, release, and forever quitclaim unto **Donald C. Schlosser and Brian H. Koho in their capacity as Trustees of the Schlosser Koho Living Trust U/A/D January 29, 2025**, all of his right, title, and interest in and to the following described real property located in Davidson County, Tennessee, and more fully described in the description attached hereto and incorporated herein as **Exhibit "A"**. This is improved property commonly known as 121 Oceola Avenue, Nashville, Tennessee 37209.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

In witness, Grantor has executed this deed on the date first written above.

Donald Carl Schlosser

Donald Carl Schlosser, Grantor

STATE OF FLORIDA
COUNTY OF St. Lucie

Personally appeared before me, the undersigned authority, a notary public in and for the state and county above, **Donald Carl Schlosser**, with whom I am personally acquainted, or who proved to me his identity upon satisfactory evidence, and who acknowledged that he executed this instrument for the purposes contained therein.

Notary Public State of Florida
Joshua K Crawford
My Commission HH 441191
Expires 9/9/2027

Notary Public

My commission expires 9/9/2027

The actual consideration or value for this transfer is $0.00.

Donald C. Schlosser

Donald C. Schlosser, Trustee

Sworn to and subscribed before me this 18th day of March 2025.

Notary Public State of Florida
Joshua K Crawford
My Commission HH 441191
Expires 9/9/2027

Notary Public

My commission expires 9/9/2027

Exhibit A — Property Description

Commencing at the intersection of the southerly right of way (25' R.O.W.) of Maudina Avenue and the westerly right of way (25' R.O.W.) of Oceola Avenue, thence with said right of way of Oceola Avenue, S 06° 09' 24" E, 123.27' to a point in the center of a natural drain at the southeasterly corner of P. Pallapothu as recorded in Deed Book 6452, page 491, R.O.D.C., said point being that point of beginning of herein described parcel; thence continuing with said right of way, S 06 ° 09' 24" E, 75.40' to an iron pin found at the northeasterly corner of Shelby Propst as recorded in Deed Book 9648, page 967, R.O.D.C.; thence with the northerly line of Propst, S 80°30' 50" W, 74.38' to an iron pin found at the southeasterly corner of Betty White as recorded in Deed Book 8463, page 152, R.O.D.C.; thence with White, N 08 °23' 37" W, 40.70' to a point in the centerline of said drain at the southwesterly corner of said Pallapothu; thence with Pallapothu's southerly line and said drain, N 56° 35' 54" E, 85.31' to the point of beginning. Containing 0.10 acres, more or less, as surveyed by Arrowhead Survey on February 7, 2001.

Being the same property conveyed to Donald Carl Schlosser by Warranty Deed dated June 29, 2001, from Frances Ruth Gaddis, of record in Instrument Number 20010706-0072276, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frances Ruth Gaddis by deed from Larry N. Farrell, of record in Instrument Number 20010221-0016037, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, J. Michael Robbins, do hereby make oath that I am a licensed attorney and/or 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 March 18, 2025.

J. Michael Robbins

3-19-25
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me on the 19th day of March 2025.

Notary Public

My Commission Expires: 7-22-25

AMY CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON