This instrument was prepared by:

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Karen Johnson Davidson County
Batch# 1254920 DEEDQC
04/01/2025 03:46:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250401-0024805

QUITCLAIM DEED

FROM: MICHAEL CRAIG SCHILKEN, Grantor

TO: GERALDINE ANNE SCHILKEN, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Geraldine Anne Schilken 1125 10th Avenue, Unit 307 Nashville, Tennessee 37208	Same	081162B30700CO

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 was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in the case styled **Geraldine Anne Schilken v. Michael Craig Schilken, Third Circuit Court for Davidson County, Nashville, Tennessee, Docket #24D1378** and that there was no other consideration given for the transfer.

Geraldine A. Schilken
Affiant

SUBSCRIBED AND SWORN TO before me, this the 31st day of March, 2025.

SHAWN S. MATHIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Shawn S. Mathis
Notary Public
My Commission Expires: 10-04-2025

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Geraldine Amne Schilken v. Michael Craig Schilken, Third Circuit Court for Davidson County, Nashville, Tennessee, Docket #24D1378**. Accordingly, **Michael Craig Schilken does hereby quitclaim unto the said Geraldine Amne Schilken**, her heirs, successors, and assigns, all of her right, title and interest in and to that certain tracts or parcels of land in Davidson County, Tennessee, as described more fully in Exhibit A attached hereto.

The Property is improved property known as 1125 10th Avenue, Unit 307, Nashville, Tennessee 37208.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGE TO FOLLOW]

Witness my hand this 10th day of March, 2025.

GRANTOR:

MICHAEL CRAIG SCHILKEN

STATE OF NEBRASKA)
)
COUNTY OF Douglas)

Personally appeared before me, Jeffrey J. Blumel, a Notary Public of said County and State, MICHAEL CRAIG SCHILKEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Omaha, Nebraska, this 10th day of March, 2025.

GENERAL NOTARY - State of Nebraska
JEFFREY J. BLUMEL
My Comm. Exp. August 2, 2027

Notary Public
My Commission Expires: August 2, 2027

EXHIBIT A

PROPERTY DESCRIPTION

Being land in Davidson County, Tennessee, being Unit No. 307, of Ludlow Flats, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Ludlow Flats, of record in Instrument Number 20190918-0094881, and amended in Instrument Number 20191009-0103618, Instrument Number 20191011-0104471 and by First Amendment to Declaration recorded as Instrument No. 20201208-0142244; Second Amendment to Declaration recorded as Instrument No. 20210412-0048609; Third Amendment to Declaration recorded as Instrument No. 20210427-0056048, and Fourth Amendment to Declaration recorded as Instrument No. 20210607-0075890, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Together with the special rights to use the limited common elements as set out in Article II, as Amended in Instrument Number 20201208-0142244 of the Declaration of Ludlow Flats and certain parking space number 19.

Being the same property conveyed to MICHAEL CRAIG SCHILKEN and GERALDINE ANN SCHILKEN, husband and wife, from LFLATS, LLC, a Tennessee limited liability company, by Warranty Deed of record as Instrument Number 20211025-0143275, Register's Office for Davidson County, Tennessee.

TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, John J. Hollins, Jr., do hereby make oath that I am a licensed attorney and/or the 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 31, 2025.

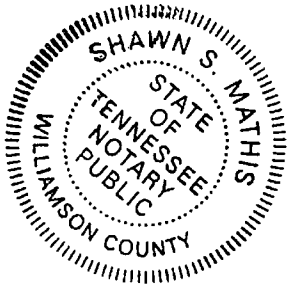
John J. Hollins, Jr.

Date: 4-1-25

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Shawn S. Mathis, a Notary Public of said County and State, John J. Hollins, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 1st day of April, 2025.



Notary Public
My Commission Expires: 10/04/2025