THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 MARK E. SCHMADTKE, AFFIANT Subscribed and sworn to before me, this 10 day of April 2025. NOTARY PUBLIC My Commission Expires: 11/8/28

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES NOV 8, 2028

Karen Johnson
Batch # 1260814
04/17/2025 11 56 56 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250417-0029448

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MARK E. SCHMADTKE and ANITA S. SCHMADTKE, CO-TRUSTEES 3602 Robin Rd. Nashville, TN 37204	New Owner	Map and Parcel No.: 118 14 0 058.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Mark E. Schmadtke and Anita S. Schmadtke, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Mark E. Schmadtke and Anita S. Schmadtke, Co-Trustees of the Schmadtke Joint Revocable Trust, created April 8, 2025, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 3602 Robin Road, Nashville, Tennessee 37204, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Marengo Park, Section "C", of record in Book 1130, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description. Lot No. 22 fronts 75 feet on the

Northeasterly margin of Robin Road and extends back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Mark E. Schmadtke and Anita S. Schmadtke, husband and wife, from Mark E. Schmadtke by Quitclaim Deed, recorded in the Register's Office of said county and state at Instrument No. 20001221-0125138.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 10 day of April 2025.

Mark E. Schmadtke, Grantor

Anita S. Schmadtke, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Mark E. Schmadtke**, the Grantor, 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 official seal at office, this 10 day of April 2025.

Notary Public

My Commission Expires: 11/8/28

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES NOV 8, 2028

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Anita S. Schmadtke**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10 day of April 2025.

Hannah Benson
Notary Public

My Commission Expires: 11/8/28

