QUITCLAIM DEED

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

AJ-QCD-25-1212-1813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF June, 2025.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Erin Martin Family Trust	**Same as New Owner**	**093-09-0C-220.00-CO**
(NAME)	(NAME)	
1212 Laurel Street, Apartment 1813		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1283903 DEEDQC
06/10/2025 03:11:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250610-0045688

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

COURTNEY ERIN SCHOFF AND GREGORY MARTIN SCHOFF ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

COURTNEY ERIN SCHOFF AND GREGORY MARTIN SCHOFF, TRUSTEES OF THE ERIN MARTIN FAMILY TRUST ("GRANTEES")

ITS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 1813 OF TWELVE TWELVE A CONDOMINIUM A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE CONDOMINIUM ACT OF 2008 AS THE SAME IS SET OUT IN SECTION 66-27-201 ET SEQ. OF THE TENNESSEE CODE ANNOTATED UNDER THE DECLARATION OF CONDOMINIUM ESTABLISHING TWELVE TWELVE OF RECORD IN INSTRUMENT NUMBER 20140718-0063781, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF AND THE BYLAWS FOR THE ADMINISTRATION 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; SAID UNIT BEING DEPICTED ON EXHIBIT B TO SAID DECLARATION TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT F TO SAID DECLARATION.

BEING THE SAME PROPERTY CONVEYED TO GREGORY M. SCHOFF, SINGLE MAN, BY WARRANTY DEED, FROM GLENN N. WAGNER AND SALLY J. RUTHERFORD, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NO. 20200831-0098680, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID GREGORY M. SCHOFF BEING A/K/A GREGORY MARTIN SCHOFF.

THE SAID COURTNEY ERIN SCHOFF HEREBY JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL INTEREST, WHETHER MARITAL OR OTHERWISE, SHE MAY HAVE IN THE SUBJECT PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is **improved** property known as: **1212 Laurel Street, Apartment 1813, Nashville, TN 37203.**

Witness our hands this the 4 day of June, 2025.

COURTNEY ERIN SCHOFF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **COURTNEY ERIN SCHOFF**, the within named bargainor, 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, this the 4 day of June, 2025.

Notary Public

My Commission Expires:

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

GREGORY MARTIN SCHOFF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GREGORY MARTIN SCHOFF**, 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 official seal, this the 4 day of June, 2025.

Notary Public

My Commission Expires:

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY