Karen Johnson Davidson County
Batch# 1284247 DEEDQC
06/13/2025 12:00:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250613-0046102

This Instrument Was Prepared By:
Casey W. Riggs
104 Continental Place, Suite 320
Brentwood, TN 37027

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Donald A. Schneider, Affiant

Subscribed and sworn to before me this 19th day of December, 2024.

Notary Public
My Commission Expires: 7-6-26

ALLY HICKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

**THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.**

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP/PARCEL NO. |
|---|---|---|
| Donald A. Schneider<br>1102 Draughon Avenue<br>Nashville, Tennessee 37204 | Same | 118-09-0F-002.00-CO |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Donald A. Schneider** (the "**Grantor**"), does hereby convey and quitclaim unto **Donald A. Schneider, Trustee of the Donald A. Schneider Revocable Trust dated December 19, 2024**, a trust (the "**Grantee**"), all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN WITNESS WHEREOF, this instrument has been executed by the Grantor, this the 19th day of December, 2024.

Donald A. Schneider

STATE OF TENNESSEE )

COUNTY OF WILLIAMSON )

Before me, Ally Hicks, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Donald A. Schneider, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office, this 19th day of December, 2024.

Notary Public

My Commission Expires: 7-6-26

ALLY HICKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

Shari Lynn Dennis, Wife of the Grantor herein, hereby joins the execution of this deed for the purpose of waiving and conveying any marital and inheritance rights she may have in the property conveyed.

IN TESTIMONY WHEREOF, this instrument has been executed by the wife of the Grantor, this the 30th day of May, 2025.

Shari Dennis

Shari Lynn Dennis, Grantor's Wife

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, appeared Shari Lynn Dennis the within named wife of bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named wife of bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained. This notarial act was an online notarization.

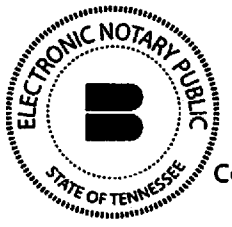
Witness my hand and seal of office, this the 30th day of May, 2025.

Connor McDonald

Notary Public

My Commission Expires: 03/03/2026

Notarized online using audio-video communication




Connor D. McDonald
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 03/03/2026

# EXHIBIT A

Land in Davidson County, Tennessee, being Unit B of Draughon Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Draughon Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20120106-0001841, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Draughon Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20120106-0001841, and Bylaws appended thereto as Exhibit "C," said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Donald A. Schneider and Shari Lynn Dennis, as tenants in common, by Quitclaim Deed from Donald A. Schneider and Shari Lynn Dennis, as tenants in common with rights of survivorship, of record in Instrument No. 20171212-0126649 Register's Office for Davidson County, Tennessee, dated November 14, 2017.

This is the improved property known as: 1102 Draughon Avenue, Nashville, TN 37204.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

**Tennessee Certification of Electronic Document**

I, Casey W. Riggs, 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 December 19, 2024 (date of document).

Affiant Signature

6-9-2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 03/06/29

NOTARY'S SEAL

