This Instrument Prepared by:
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604 S. Margin Street
Franklin, TN 37064
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Karen Johnson
Batch # 1290360
06/26/2025 08 31.00 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250626-0050238

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
The Thomas A. Schwartz Revocable Trust 312 Artisan Lane Nashville, TN 37204	Same as New Owner	118060D07100CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **THOMAS ALAN SCHWARTZ, an unmarried man,** (the "**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the Trustees of **THE THOMAS A. SCHWARTZ REVOCABLE TRUST, under trust agreement dated June 16, 2025, as amended**, and their successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee. Being Unit 71, Gale Park Single Family Homes, a condominium as described in Declaration of record in Instrument No. 20110224-0015356, amended in Instrument No. 20120508-0039773 and Scriveners Affidavit of record in Instrument No. 20110531-0041215, Register's Office for said County, to which reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Thomas Alan Schwartz, an unmarried man, by Warranty Deed from Alberto Jose Lopez and Christina Rae Burgart Lopez, husband and wife, dated March 3, 2022, recorded March 11, 2022, of record in Instrument No. 20220311-0028364, in the Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

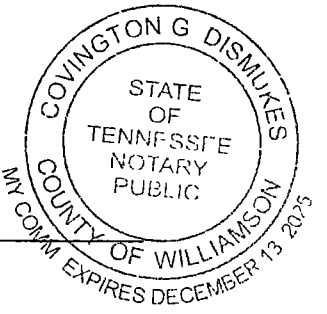
The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 16th day of June, 2025.

Affiant

Notary Public

My Commission Expires: _____



This is improved property known as 312 Artisan Lane, Nashville, TN 37204.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 16th day of June, 2025.

THOMAS ALAN SCHWARTZ

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS ALAN SCHWARTZ**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 16th day of June, 2025.

Notary Public

My Commission Expires: _____

