Karen Johnson
Batch # 1291748
06/30/2025 12:06:26 PM
Fees $17.00 Taxes $0.00

Davidson County
DEEDQC
3 pgs

20250630-0051353

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 Diane Vanette DIANE VANETTE, AFFIANT Subscribed and sworn to before me, this 24 day of June 2025. Hannah Benson NOTARY PUBLIC My Commission Expires: Nov. 8th 2028

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

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
SANDER SCHWARTZ and DIANE VANETTE, CO-TRUSTEES 8017 Keats Street Franklin, TN 37064	New Owner	Map and Parcel No.: 091-02-4W-013-00

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, Diane Vanette and Sander Schwartz, wife and husband, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Sander Schwartz and Diane Vanette, Co-Trustees of the Sander Schwartz and Diane Vanette Family Trust, created May 13, 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 1541 57th Avenue North, Nashville, TN 37209, and more particularly described as follows.

Land in Davidson County, Tennessee, being Unit No. 13, on the Plan of EDISON PARK NASHVILLE, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and

Restrictions of record in Instrument 20190508-0043217, amended in Instrument 20190524-0049673 and Instrument 20210618-0082869, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Diane Vanette and Sander Schwartz, wife and husband, from Toll Southeast LP Company, Inc., a Delaware Corporation, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20221003-0108712.

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 24 day of June 2025.

Diane Vanette

Diane Vanette, Grantor

Sander Schwartz

Sander Schwartz, 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 **Diane Vanette**, 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 24 day of June 2025.

Hannah Benson

Notary Public

My Commission Expires: Nov. 8th 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 **Sander Schwartz**, 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 24 day of June 2025.

Hannah Benson
Notary Public

My Commission Expires: NOV. 8th 2028

