After recording return to:
Bundle Today, LLC
8940 Main Street
Clarence, NY 14031
866-333-3081
File No. TAW-23285

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
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Karen Johnson Davidson County
Batch# 1295535 DEEDQC
07/09/2025 02:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250709-0054116

Parcel ID No.: 133-02-0-317.00

QUITCLAIM DEED

This Quitclaim Deed is exempt from transfer tax
pursuant to T.C.A. 67-4-409(a)(1)(C)(vi).

THIS DEED made and entered into on this 23 day of June, 2025, by and between **NICHOLAS JOSEPH BOCKRATH and KATHRYN ANNE SCHECTER, HUSBAND AND WIFE,** whose address is 300 McCall Street, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **NICHOLAS JOSEPH BOCKRATH and KATHRYN ANNE SCHECTER, AS TRUSTEES OF THE BOCKRATH FAMILY TRUST DATED JUNE 16, 2025,** whose address is 300 McCall Street, Nashville, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Zero and 00/100 ($0.00) Dollars, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, State of Tennessee:

Tract 1: Land in Davidson County, Tennessee, Being Lot 49, as shown on the map entitled Nolen Heights, of record in Plat Book 332, Page 122, Register's Office for a more complete and accurate legal description.

Tract 2: Land in Davidson County, Tennessee, Being the Easterly one-half of Lot No. 48 on the map entitled Nolen Heights, of record in Plat Book 332, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Property Address: 300 McCall Street, Nashville, TN 37211

Being the same property conveyed to the Grantor(s) in a Deed recorded on 12/13/2022 under Instrument Number 20221213-0129213 in the Register's Office of Davidson County, State of Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Nicholas Joseph Bockrath
NICHOLAS JOSEPH BOCKRATH

Kathryn Anne Schecter
KATHRYN ANNE SCHECTER

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **NICHOLAS JOSEPH BOCKRATH and KATHRYN ANNE SCHECTER**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 23 day of June, 2025.



Notary Public
Print Name: Marvin G. Marcellus

My Commission expires: 05/08/2029

(Notary Seal)

VALUATION AFFIDAVIT

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

Nicholas Joseph Bockrath

Signature of Affiant
Print Name: **Nicholas Joseph Bockrath**

STATE OF Tennessee)
COUNTY OF Davidson)

Subscribed and sworn to before me this 23 day of June, 2025.

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

Notary Public
Print Name: Marvin G. Marcellus

My Commission expires: 05/08/2029 (Notary Seal)

Name and address for person(s) responsible for taxes:
NICHOLAS JOSEPH BOCKRATH AND KATHRYN ANNE SCHECTER, AS TRUSTEES OF THE BOCKRATH FAMILY TRUST DATED JUNE 16, 2025
300 McCall Street
Nashville, TN 37211

Name and address of property owner:
NICHOLAS JOSEPH BOCKRATH AND KATHRYN ANNE SCHECTER, AS TRUSTEES OF THE BOCKRATH FAMILY TRUST DATED JUNE 16, 2025
300 McCall Street
Nashville, TN 37211

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 6/23/2025. [date of document]

Affiant Signature

7/9/2025

Date

State of New York

County of Erie

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

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2029

Notary's Signature

NOTARY'S SEAL