AFTER RECORDING RETURN TO:
Townsgate Closing Services, LLC
600 Clubhouse Dr Suite 410
Moon Township, PA 15108
File No. 265834-3

Karen Johnson Davidson County
Batch# 1303639 DEEDQC
07/30/2025 02:12:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250730-0060270

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 072 12 0 111.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409-(a) (v).

THIS DEED made and entered into on this 07 day of July, 2025, by and between **Quinten Tyler Schulze, an unmarried man and Rachel Winifred Chiaravalle Schulze, an unmarried woman, who acquired title as husband and wife, as tenants by the entirety,** residing at 2102 Ridgecrest Dr, Nashville, TN 37216, hereinafter referred to as Grantor(s) and **Quinten Tyler Schulze, an unmarried man,** residing at 2102 Ridgecrest Dr, Nashville, TN 37216, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of One Hundred Thousand Eight Hundred Two and NO/100 ($100,802.00) 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, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 2102 Ridgecrest Dr, Nashville, TN 37216

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.

Quinten Tyler Schulze

Quinten Tyler Schulze

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Quinten Tyler Schulze,** 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, at office in Davidson County, Tennessee, this 07 day of July, 2025.

Notary Public

My Commission expires: 10/04/2027

BRENT ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
Oct. 4, 2027

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

Rachel Winifred Chiaravalle Schulze

Rachel Winifred Chiaravalle Schulze

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Rachel Winifred Chiaravalle Schulze,** 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, at office in Davidson County, Tennessee, this 07 day of July, 2025.

Notary Public

My Commission expires: 10/04/2027

No title exam performed by the preparer. Legal description and party's names provided by the party.

BRENT ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
Oct. 4, 2027

VALUATION AFFIDAVIT

I, or we, 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**

Affiant

Print Name: Quinten Schulze

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 07 day of July, 2025.

Notary Public
My Commission Expires: 10/04/2027

BRENT ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Oct. 4, 2027

Name and address for person(s) responsible for taxes:

Quinten Tyler Schulze
2102 Ridgecrest Dr
Nashville, TN 37216

Name and address of property owner:

Quinten Tyler Schulze
2102 Ridgecrest Dr
Nashville, TN 37216

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot no. 130 on the plan of Dalewood, Section II of record in Plat Book 1835, Page 6, in the register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot fronts 82 feet on the Westerly side of Ridgecrest Drive and runs back between parallel lines, 150 feet to a dead line.

Being the same property as conveyed from Quinten Tyler Schulze and Rachel Chiaravalle, now known as Rachel Winifred Chiaravalle Schulze, who acquired title as unmarried individuals to Quinten Tyler Schulze and Rachel Winifred Chiaravalle Schulze, husband and wife as tenants by the entirety as set forth in Deed Instrument #20220414-0043715 dated 03/29/2022, recorded 04/14/2022, DAVIDSON County, TENNESSEE.

Tax ID Number: 072 12 0 111.00

Property commonly known as: 2102 Ridgecrest Dr, Nashville, TN 37216

Tennessee Certification of Electronic Document

I, David Delbaux, 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 July 7 2025 (date of document).

Affiant Signature

7/24/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 24th day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 09/15/28

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shannon Taylor, Notary Public
Allegheny County
My commission expires September 15, 2028
Commission number 1300893
Member, Pennsylvania Association of Notaries