Karen Johnson Davidson County
Batch# 1325881 DEEDQC
09/23/2025 02:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250923-0075974

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-22-2029

SG-QCD-25-232

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin Charles Hogan and Zoe Schumer, husband and wife	**Same As New Owner**	
(NAME) **232 Capitol View Ave.,**	(NAME)	**06016013300**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENJAMIN CHARLES HOGAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **BENJAMIN CHARLES HOGAN AND ZOE SCHUMER, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a certain tract or parcel of land situated within the bounds of Davidson County, Tennessee, and being further described as follows, to-wit: Being the west 52.5 feet of Lot No. 19 and the east 5 feet of Lot No. 18, on the Map of Joywood Heights, Section III, not of record, and being further described as follows, to-wit: Beginning at a point in the south margin of Capitol View Avenue, 5 feet west of the corner of Lots Nos. 18 and 19; thence southerly parallel to the line between said two lots, 327.3 feet, more or less, to a point; thence easterly 57.5 feet to a point; thence northerly, 326.8 feet, more or less, to the south margin of Capitol View Avenue; thence with the margin of the same, westerly 57.5 feet to the point of beginning.

Being the same property conveyed to Benjamin Charles Hogan by Warranty Deed from DDB Building Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20250414-0028080, in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **232 Capitol View Ave., Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 22 day of September, 2025.

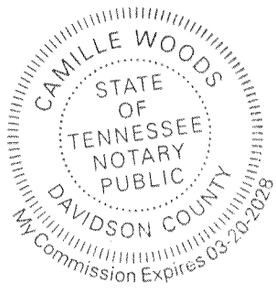
Benjamin Charles Hogan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN CHARLES HOGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 of September, 2025.

Notary Public
My Commission Expires: 03-20-28
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Sydney Gleaves, 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 **9/22/2025** (date of document).

Affiant Signature

Date **9/23/2025**

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23rd** day of **September**, 202**5**.

Notary Signature

MY COMMISSION EXPIRES: 11-3-25

