THIS INSTRUMENT PREPARED BY
AND RETURN TO:
CHAMBLISS, BAHNER & STOPHEL, P.C.
Suite 1700, Liberty Tower
605 Chestnut Street
Chattanooga, Tennessee 37450
Attention: Nicholas E. Nester

Karen Johnson Davidson County
Batch# 1335900 DEEDQC
10/20/2025 09:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251020-0083232

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL
Schuyler Maxwell Ritter and Ann Marie Carlson 4712 Illinois Avenue Nashville, TN 37209-2102	Schuyler Maxwell Ritter and Ann Marie Carlson 4712 Illinois Avenue Nashville, TN 37209-2102	091-11-0-078.00

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, SCHUYLER MAXWELL RITTER ("Grantor"), does hereby grant, bargain, transfer, convey, and forever quitclaim unto SCHUYLER MAXWELL RITTER and ANN MARIE CARLSON, as tenants by the entirety ("Grantees"), and their successors and assigns, all of Grantor's right, title and interest in the certain tract or parcel of real property located in Davidson County, Tennessee and being more particularly described in Exhibit "A" which is attached to this Quitclaim Deed and incorporated herein by reference.

Grantor and Grantees acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm Chambliss, Bahner and Stophel, P.C. disclaims responsibility for the status of title to the real property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 13th day of October, 2025.

GRANTOR:

Schuyler Maxwell Ritter

STATE OF TENNESSEE :
COUNTY OF Davidson :

On this 13th day of October, 2025, before me, a Notary Public of the state and county aforesaid, personally appeared Schuyler Maxwell Ritter, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as his free act and deed.

13th WITNESS my hand and seal, at office in Davidson County, Tennessee, this 13th day of October, 2025.

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 01/11/2026

STATE OF TENNESSEE :
COUNTY OF Davidson :

I hereby swear and affirm that the actual consideration for this transfer is $0.00.

AFFIANT-GRANTEE:

Schuyler Maxwell Ritter

Sworn to and subscribed before me
this 13th day of October, 2025.

Notary Public
My commission expires: 01/11/2026

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

31959_00/24001/RLS-4912-5112-2287_1

EXHIBIT "A"

Parcel No. 091-11-0-078.00 (4712 Illinois Ave)

Located in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot 623, Block 106, on the No. 1 plan of west Nashville, as shown on plat of record in Plat Book 57, Pages 74-75, in the Register's office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

GRANTOR'S SOURCE OF TITLE is a Deed recorded at Instrument Number 202308230066005, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of No. 1, plan of west Nashville, as recorded in Plat Book 57, Page(s) 74-75; and
- Any and all existing easements and restrictions as shown of record not stated herein.

Pursuant to 12 U.S.C.A. § 1701j-3(d)(6), this transfer does not provide a lender the right to declare due and payable sums secured by the lender's security instrument. This property remains subject to a certain Deed of Trust dated August 23, 2023 by Schuyler Maxwell Ritter, unmaried man, recorded in the Register's Office of Davidson County, Tennessee at Instrument Number 202308230066006, to Greenvue Title, as Trustee for the benefit of InterLinc Mortgage Services, LLC, as Lender.

No boundary survey of the within tract or parcel of real estate was made at the time of this conveyance, and the description of the within tract or parcel of real estate is not different from previous deeds.

CERTIFICATE OF AUTHENTICITY

I, Nicholas E. Nester, 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 October 13, 2025 *(date of document)*.

Nicholas E. Nester, Affiant Signature
Dated: October 20, 2025

STATE OF TENNESSEE
COUNTY OF HAMILTON

Sworn and subscribed before me this 20th day of October, 2025.

Rebecca Lynn Stone, Notary Signature

My Commission Expires: 01/17/2027

