PREPARED BY (AND RETURN TO):
IVEY TITLE, LLC
104 Woodmont Boulevard, Suite 100
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (mht)

Karen Johnson Davidson County
Batch # 1342560 DEEDQC
11/06/2025 01:54:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251106-0088614

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
LUCY'S NASHVILLE NEST LLC **9320 Autumn Ridge Circle** **Anchorage, AK 99507**	**NEW OWNER**

TAX MAP-PARCEL NUMBERS: 104120J00300CO

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, the undersigned, **Amy Cooper Schumacher**, a single woman, hereinafter called the Grantor, by these presents does hereby transfer, quitclaim and convey unto **LUCY'S NASHVILLE NEST LLC**, hereinafter called the Grantee, Grantee's heirs and assigns, all of Grantors' rights, titles and interests, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit No. 3, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Portland Place, of record in Inst. No. 20240725-0056472, amended in Inst. No. 20240726-0056851, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Amy Cooper Schumacher by Warranty Deed, dated September 17, 2025, and recorded on September 25, 2025, of record in Inst. No. 20250925-0076651, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as: **1701 Portland Avenue, # C, Nashville, Tennessee 37212.**

WITNESS THE EXECUTION HEREOF on October 24, 2025.

Amy Cooper Schumacher

Amy Cooper Schumacher

STATE of ALASKA
COUNTY of N/A

On October 24, 2025, before me the undersigned authority, personally appeared, **Amy Cooper Schumacher**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

STATE OF ALASKA
NOTARY PUBLIC
Karen W. Johnson
My Commission Expires Jul 6, 2029

Notary Public

My Commission Expires: 7/6/29

STATE of TENNESSEE
COUNTY of DAVIDSON

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $-0-.

Affiant

Sworn and subscribed before me on November 10, 2025.

Margaret H. Taylor
Notary Public

My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028