Karen Johnson Davidson County
Batch# 1347747 DEEDQC
11/18/2025 02:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251118-0091974

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
4440 Darr Circle Colorado Springs, CO 80908	902 N 32ND AVE LLC 4440 Darr Circle Colorado Springs, CO 80908	092-05-0-225.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John Schwab and Kelly Schwab, husband and wife,** by these presents does hereby quitclaim and convey unto **902 N 32ND AVE LLC, a Tennessee limited liability company,** its successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

See Exhibit A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 29th day of August, 2025.

Affiant

My commission expires: 1-22-29
(Affix Seal)

Notary Public

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 29th day of August 2025.

John Schwab

Kelly Schwab

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2025, before me personally appeared John Schwab and Kelly Schwab, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, ~~this 29th day~~ of August, 2025.

Notary Signature
My commission expires: 1·22·29

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

Being Lots Nos. 1 and 2 of the Map of Fisk University Place, Block 28, recorded in Plat Book 421, Pages 4 and 5, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1 and 2 front together 50 feet on 32nd Avenue North and run back between parallel lines 150 feet.

Being the same property conveyed to W. Daniel Robinson and Daniel L. Robinson by Warranty deed from Morris B. Haddox of record in Instrument No. 20130412-0036409 Register's Office for Davidson County, Tennessee, dated April 10, 2013 and recorded on April 12, 2013.

Being the same property conveyed to Daniel L. Robinson and Dalena L. Robinson, a married couple by Quitclaim deed from W. Daniel Robinson, a single person of record in Instrument No. 20190815-0081735 Register's Office for Davidson County, Tennessee, dated August 15, 2019 and recorded on August 15, 2019 and Deed of Correction, Recorded on September 03, 2019, In Instrument No. 20190903-0088601.

Being the same property conveyed to John Schwab and Kelly Schwab, husband and wife by Warranty Deed from Daniel L. Robinson and Dalena L. Robinson, a married couple, dated August 29, 2025, of record in Instrument No. 20250903-0070362, Register's Office for Davidson County, Tennessee and recorded on September 3, 2025.

Being also known as 902 32nd Avenue North Nashville, TN 37209.

Tennessee Certification of Electronic Document

I, Stefan T. Morris, 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 August 29. 2025.

Affiant Signature

18th day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028