Karen Johnson Davidson County
Batch# 1364245 DEEDQC
12/31/2025 02:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251231-0104647

This Instrument prepared by and after recording return to:

Andrea P. Perry, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Christopher Grant Scheele Angela Danielle Scheele 1805 Stewart Place Nashville, TN 37203	105 11 0 068.00	New Owner

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CHRISTOPHER GRANT SCHEELE** ("Grantor"), for the purpose of creating a tenancy by the entirety, by these presents does hereby transfer, release, relinquish, quitclaim and convey unto **CHRISTOPHER GRANT SCHEELE and wife ANGELA DANIELLE SCHEELE** ("Grantee") their heirs, personal representatives, successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements (the "Property") more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Hamilton Property Subdivision of Lot No. 15 and Resubdivision of parts of Lot Nos. 11, 12, and 13, Horton Plan, of record in Book 974, page 91, Register's Office for said County.

Said Lot No. 36 fronts 50 feet on the westerly margin of Stewart Place and extends back 150 feet on the southerly line and 150 feet on the northerly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Christopher Grant Scheele by deed, of record in Instrument No. 20020705-0081383.

This is improved property known as 1805 Stewart Place, Nashville, Tennessee 37203.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, Grantor has caused this instrument to be dated and effective this 31 day of December, 2025.

GRANTOR:

Christopher Grant Scheele

CHRISTOPHER GRANT SCHEELE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared CHRISTOPHER GRANT SCHEELE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 mcc 31 day of December, 2025.

Catherine Clearwaters
Notary Public

My Commission Expires: 1-22-29

CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 22, 2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the actual consideration for this transfer is $0.00.

Christopher Grant Scheele
Affiant

Subscribed and sworn to before me,
this 31 day of December, 2025.

Catherine Clearwaters
NOTARY PUBLIC

My Commission Expires: 1-22-29

CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 22, 2029

CERTIFICATE OF AUTHENTICITY

I, TRACE FRANKENSTEIN, 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 12/31/2025 (date of document).

Affiant Signature

12/31/2025
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 31 day of December 2025.

Catherine Clearwaters
Notary's Signature

My Commission Expires: 1-22-29.

CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
January 22, 2029