Karen Johnson Davidson County
Batch # 1376901 DEEDQC
02/06/2026 09:07:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260206-0008629

This Instrument prepared by and upon recordation return to:
THE BLAIR LAW FIRM
1608 Westgate Circle, Suite 100
Brentwood, Tennessee 37027
(615) 953-1122

New Owner: Julie L. Turner
Peter R. Schellhardt
114 Belle Glen Drive
Nashville, TN 37221

Send tax notice to: Julie L. Turner
Peter R. Schellhardt
114 Belle Glen Drive
Nashville, TN 37221

Map and Parcel No. 142 15 0B 022.00

QUITCLAIM DEED
NO CONSIDERATION/NO TITLE SEARCH

Prepared from information supplied by the parties. The preparer of this instrument makes no representations as to the status of the title of the property described herein.

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, we, **Julie L. Turner, as to an undivided 82% interest, and Peter R. Schellhardt, as to an undivided 18% interest, married to each other, as joint tenants with right of survivorship** ("Grantors"), this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Julie L. Turner, an 82% interest as tenant in common**, and unto **Peter L. Schellhardt, an 18% interest as tenant in common** ("Grantees"), Grantors' entire interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Second Amendment Belle Wood Glen, of record in Book 6900, Page 190, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This legal description is taken from the prior deed of record. This is improved real property commonly known as 114 Belle Glen Drive, Nashville, Tennessee 37221.

The conveyance of the above described parcel of land is subject to the following:

1) The plan of record in Book 6900, Page 190, said Register's Office shows an Owner's Certificate, and is subject to all matters as set forth therein;

2) Agreement for Dedication of Public Utilities Easement of record in Book 9981, Page 182, said Register's Office;

3) Right of way granted to Belle Wood Glen Homeowners' Association of record in Instrument No. 20030923-0140842, said Register's Office;

4) Architectural Maintenance and Use Restrictions for Belle Wood Glen of record in Book 6707, Page 290, said Register's Office;

5) Declaration of Covenants, Conditions and Restrictions of Belle Wood Glen, of record in Book 6980, Page 562, and restated and substituted in Book 7121, Page 5, and amended in Book 9017, Page 797, Register's Office for Davidson County, Tennessee; and,

6) Charter of The Belle Wood Glen Homeowners' Association, Inc., of record in Book 7145, Page 312, and in Book 8339, Page 617, said Register's Office.

Being the same property conveyed from Julie L. Turner, unmarried, to Julie L. Turner, as to an undivided 82% interest, and Peter R. Schellhardt, as to an undivided 18% interest, married to each other, as joint tenants with right of survivorship, by quitclaim deed of record in Instrument Number 20150507-0041689, Register's Office for Davidson County, Tennessee.

SIGNATURE

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on the 2nd day of 2/2/26, 2026.

Julie L Turner

Julie L. Turner

Peter Schellhardt

Peter R. Schellhardt

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named bargainors, **Julie L. Turner and Peter R. Schellhardt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who

acknowledged, upon oath, that each executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of February, 2026.

NOTARY PUBLIC

My Commission Expires: 06-20-2029

JULIE T. MOSS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

EXEMPTION FROM TRANSFER TAX AND OATH OF VALUE

Pursuant to Tenn. Code Ann. § 67-4-409, this transfer is exempt from transfer tax and no oath of value is required in any transaction that is exempt from tax.