Karen Johnson Davidson County
Batch# 1378461 DEEDQC
02/09/2026 03:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260209-0009760

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Cole Schott and Morgan Flynn 759 Harpeth Trace CT Nashville, TN 37221	same	143 02 0C 009.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Morgan Elizabeth Flynn and Cole Schott (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Morgan Elizabeth Flynn and Cole Schott, wife and husband (the "Grantees"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 9 on the Plan of Harpeth Knoll, a Planned Unit Development, of record in Plat Book 5200, Page 764, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Morgan Elizabeth Flynn, an unmarried woman, and Cole Schott, an unmarried man, as joint tenants with right of survivorship, by Warranty Deed dated May 25, 2023, from Simon Riley, an unmarried man, of record at Instrument No. 20230530-0040646 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 759 Harpeth Trace Court, Nashville, Tennessee 37221.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

The purpose of this conveyance is to vest title to the Property to Morgan Elizabeth Flynn and Cole Schott, wife and husband, as tenants by the entirety, pursuant to T.C.A. §66-1-109.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 5th day of February, 2026.

Morgan Elizabeth Flynn, Grantor

Cole Schott, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Morgan Elizabeth Flynn, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 5th day of February, 2026.

Notary Public

My Commission Expires: 3/6/2029

REBECCA M. PARRISH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 06, 2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Cole Schott, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 5th day of February, 2026.

Notary Public

My Commission Expires: 3/6/2029

REBECCA M. PARRISH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 06, 2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(i).

Cole Schott, Affiant

Subscribed and sworn to before me this 5th day of February, 2026.

Notary Public

My Commission Expires: 3/6/2029

REBECCA M. PARRISH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 06, 2029

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 February 5th, 2026 (date of document).

Carolyn S. Wenzel

Carolyn S. Wenzel

February 5, 2026

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of February, 2026.

Notary Public

My Commission Expires: 5/8/29

BEVERLY SEBASTIAN
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 08, 2029
COUNTY OF DAVIDSON

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