This Instrument is Prepared By:

John E. Evans, BPR #030148
Attorney at Law
101 Fifth Avenue West, Suite 4
Springfield, TN 37172
(615) 384-1955

This attorney did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

Karen Johnson
Batch # 1379146
02/11/2026 11:27:16 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260211-0010674

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Linda Kay Schuder	Linda Kay Schuder	**42-3/54**
912 North Graycroft Avenue	912 North Graycroft Avenue	
Madison, TN 37115	Madison, TN 37115	

THIS DEED OF CONVEYANCE, executed and delivered by **DAVID LLOYD SCHUDER**, (hereafter the "Grantor"), to **LINDA KAY SCHUDER**, (hereafter the "Grantee").

WITNESSETH: Pursuant to Tenn. Code. Ann. § 66-5-103 and **FOR AND IN CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid, in conjunction with an Agreement of which receipt is hereby acknowledged, the Grantor has this day bargained and sold and by these presents do hereby sell, transfer, quitclaims AND CONVEYS HIS INTEREST unto the Grantee, his and her heirs and assigns, all of his right, title, and interest, to have and to hold the following described real property located at 912 North Graycroft Avenue, Madison, Tennessee 37115 in Davidson County as described to wit:

> Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 108 on the Plan of Primrose Acres, as of record in Book 2663, page 107, Register's Office for said County.
> Beginning on the southeasterly margin of Graycroft Avenue at the corner of Lots Nos. 107 and 108; thence with the line between said two lots,

southeasterly 294 feet to the corner of Lots Nos. 102, 103, 107 and 108; thence with the line between Lots Nos. 102 and 108, southwesterly 96.9 feet; thence north 89° 56' west 60 feet to the corner of Lots Nos. 108 and 109; thence with the line between said two lots, northwesterly 322.9 feet to the southeasterly margin of Graycroft Avenue; thence with the same, northeasterly 125 feet to the beginning.

Being the same property conveyed to Oliver F. Shalibo and wife, Suzanne H. Shalibo by deed from James M. Foster and wife, Polly T. Foster of record in Book 3538, page 235, Register's Office for said County.

This conveyance is subject to 10-foot easement for public utilities, anchor easement, 120-foot building setback line from Graycroft Avenue and conditions of Owner's Certificate of record in Book 2663, page 107, Register's Office for said County; and restrictive covenants of record in Book 2859, page 584, Register's Office for said County.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor, **DAVID LLOYD SCHUDER,** has hereunto set his hand on this the 4 day of September 2025.

DAVID LLOYD SCHUDER

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, David Lloyd Schuder, a Notary Public in and for said County and State, the within named **DAVID LLOYD SCHUDER,** the Grantor, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Springfield, Tennessee this 4th day of September, 2025.

NOTARY PUBLIC

My Commission Expires: 10/20/2027

HOPE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY