This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25106-DJ

Karen Johnson Davidson County
Batch# 1379189 DEEDQC
02/11/2026 12:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260211-0010731

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 13 day of January, 2026

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Notary Public
My Commission Expires: 11/17/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Schmitt and Lauren Schmitt 1038A Scovel Street Nashville TN 37208	New Owner	081-16-0F-001.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Kenneth Stone III, unmarried** ("Grantor") does hereby quitclaim and convey unto **Robert Schmitt, Jr. and Lauren Schmitt, husband and wife,** ("Grantee"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit 1038A on the Plan of 1038 Scovel Street Brownstones, a Horizontal Property Regime With Private Elements of record in Exhibit "A" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20140318-0022278, amended in Instrument No. 20150609-0054073, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to Kenneth Stone III, unmarried and Robert Schmitt, Jr. and Lauren Schmitt, husband and wife as joint tenants with right of survivorship, by deed from Trust Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20150702-0064034, Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 2, 2015.

This is improved property located at: **1038A Scovel Street, Nashville, TN 37208**

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

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13 day of January, 2026

GRANTOR:

Kenneth Stone, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth Stone, III the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13 day of January, 2026

Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

I, Kirsten Virden, 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 01/13/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 01/13/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of January, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

