Karen Johnson Davidson County
Batch# 1397361 DEEDQC
03/25/2026 11:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260325-0023665

| | |
|---|---|
| **QUITCLAIM DEED** | STATE OF TENNESSEE}<br>COUNTY OF DAVIDSON}<br><br>The actual consideration or value, whichever is greater for this transfer is $0.00.<br><br>Affiant<br><br>Subscribed and sworn to before me<br>This 24 day of March, 2026.<br><br>Notary Public<br><br>My Commission Expires: 1/24/29 |

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

| Address New Owner is: | Tax Bill To: | Map / Parcel |
|---|---|---|
| John Edward Schneider<br>Deborah Susan Schneider<br>210 Carden Ave,<br>Nashville, TN 37205 | New Owners | 104-13-049 |

**This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.**

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **John E. Schneider** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto, **John Edward Schneider and Deborah Susan Schneider, husband and wife** (hereinafter referred to as the "Grantees"), all of his interest in the following described parcel of real estate located in Davidson County, Tennessee:

**Land in Davidson County, TN, being Lot No. 21 on the plan of Bransford Realty company's Subdivision of Lots Nos. 8, 10, 11 and 12 and part of Lot 9 in Block "E" and Lots Nos. 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and Part of Lot 8 in Block "F" and Lots Nos. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 in Block "G" in whitland Realty Company's Subdivision, Register's Office for said county, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to John E. Schneider by warranty deed of record in Book 9629, Page 203-204, Register's Office for Davidson County, TN**

**This is an improved property known as 210 Carden Avenue Nashville, Tennessee 37205**

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 24 day of March, 2026.

**By: John E. Schneider**

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 24 day of March, in the year 2026, before me the undersigned, personally appeared **John E. Schneider**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal at Nashville, Tennessee, this 24 **day of March, 2026.**

Notary Public

My Commission Expires: 1/24/29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

# Certificate of Authenticity

I, Robert J. Notestine, III, 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 March 24, 2026

AFFIANT SIGNATURE

Date 3/25/26

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 25 day of March, 2026.

NOTARY'S SIGNATURE

My Commission Expires: 1/24/29

Notary's Seal:

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029