Karen Johnson Davidson County
Batch# 1407532 DEEDQC
04/16/2026 04:10:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260416-0031446

File Number 26195946

THIS INSTRUMENT PREPARED BY: Caroline Dale for Betters Settlement Services LLC 6275 West Plano Parkway, Ste. 500 Plano, TX 75093	WHEN RECORDED RETURN TO: BCHH 181 Montour Run Road Coraopolis, PA 15108	Send Tax Bills to: Matthew Kevin Schoeplein and Brittany Ann Schoeplein 1052 Hickory Hollow Road Nashville, TN 37221	Map & Parcel No. 127 12 0 029.00 & 127 12 0 036.00

Quitclaim Deed

FOR $0.00, and other good and valuable consideration, given by Matthew Kevin Schoeplein and Brittany Ann Schoeplein, husband and wife, as joint tenants, with right of survivorship, whose address is 1052 Hickory Hollow Road, Nashville, Tennessee 37221 ("Grantee"), the receipt and sufficiency all of which is hereby acknowledged, Matthew Kevin Schoeplein, also known as Matthew Schoeplein and Brittany Ann Schoeplein, formerly known as Brittany Osmulski, husband and wife, whose address is 1052 Hickory Hollow Road, Nashville, Tennessee 37221, ("Grantor"), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of 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:

The real property more fully described in Exhibit "A," attached hereto and incorporated herein for all purposes.

Being the same real estate conveyed to Grantor by instrument recorded on 10/27/2022 at Instrument Number 20221027-0116505 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

Dated this 9 day of APRIL, 2026.

[Signature Page Follows]

GRANTOR:

Brittany Ann Schoeplein FKA Brittany Osmulski

Brittany Ann Schoeplein, formerly known as Brittany Osmulski

ACKNOWLEDGMENT

STATE OF TN)
)
COUNTY OF DAVIDSON)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Brittany Ann Schoeplein, formerly known as Brittany Osmulski and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 9 day of APRIL, 2026.

Notary Public

My Commission Expires: 3/9/27

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR:

Matthew Kevin Schoeplein, also known as Matthew Schoeplein

ACKNOWLEDGMENT

STATE OF TN)
)
COUNTY OF DAVIDSON)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Matthew Kevin Schoeplein, also known as Matthew Schoeplein and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 9 day of APRIL, 2026.

Notary Public

My Commission Expires: 3/9/27

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF CONSIDERATION

The actual consideration for this transfer is $0.00. ~~The assessed value is~~ _____.

Grantee:

Individual Grantee:

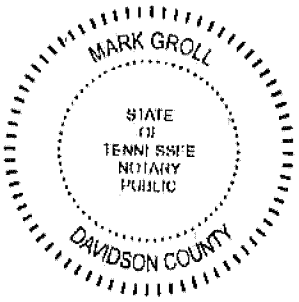
Brittany Schoepflein
Brittany Schoepflein

Corporate Grantee:

_____
By: _____
Its: _____

SUBSCRIBED AND SWORN TO before me this 9 day of APRIL, 2026.

_____
Notary Public
My Commission Expires: 3/9/27



(For Recording Data Only)

File Number: 26195946

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 30 and the Northeasterly one-half of Lot No. 29 on the Plan of Bellevue Manor, of record in Book 3600, Page 32, Register's Office for Davidson County, Tennessee.

Said property fronts 182.19 feet on the northerly margin of the cul-de-sac at the terminus of Hickory Hollow Road and extends back 162.86 feet on the southeasterly line and 263.91 feet on the southwesterly line to a broken line in the rear, measuring 516.47 feet thereon.

Parcel Number: 127 12 0 029.00 & 127 12 0 036.00

Commonly known as: 1052 Hickory Hollow Road, Nashville, Tennessee 37221

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

Tennessee Certification of Electronic Document

I, Brady Howell, 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 4.9.26 (date of document).

Affiant Signature

4.15.26
Date

State of Pennsylvania
County of Allegheny

Sworn to and subscribed before me this 15th day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 2-10-2029

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
THOMAS E WORKMAN, Notary Public
Beaver County
My Commission Expires February 10, 2029
Commission Number 1391170