NOTE: THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. NO TITLE WORK WAS REQUESTED. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED.

QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1407629 DEEDQC
04/17/2026 09:52:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260417-0031593

STATE OF TENNESSEE, COUNTY OF MAURY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ -$0.00-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF MARCH, 2026.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Ryan W. Pratt
Lackey McDonald, PLLC
1608 17th Avenue South
Nashville, Tennessee 372212

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Elizabeth Cameron McDonald 408A 33rd Avenue Nashville, Tennessee 37209	SAME ADDRESS AS NEW OWNER	092-09-0L-001.00CO

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Steven Robert Schmidt, **("Grantor")**, by these presents, does quitclaim, grant and convey unto Elizabeth Cameron McDonald, **(Grantee")**, her successors and/or assigns, all his interest in and to the following tract or parcel of land in Davidson County, State of Tennessee, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 408 33rd Avenue Townhome Association, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 408 33rd Avenue Townhome Association, a Horizontal Property Regime, of record in Instrument Number 20140624-0055149, in the Register's Office for Davidson County, Tennessee, and with said unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Elizabeth Cameron McDonald, a married woman by Warranty Deed dated June 26, 2024, recorded July 8, 2024, of record in Instrument No. 20240708-0050742, in the Register's Office of Davidson County, Tennessee.

FOR INFORMATION PUROSES ONLY

Property Address: 408A 33rd Avenue, Nashville, Tennessee 37209

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

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has hereunto set her hand on this the 27 day of March, 2026.

Steven Robert Schmidt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Steven Robert Schmidt, the within named Grantor, personally appeared before me, a Notary Public in and for said County and State, with whom I am personally acquainted with (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 on official seal, this the 27 day of March, 2026.

Notary Public

My Commission Expires: May 8th 2029

(SEAL)

