Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties.

Karen Johnson
Batch # 1408164
04/20/2026 08:33 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260420-0031894

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, That husband, Brent D. Schultz, a/k/a Brent Schultz, and wife, Tracy L. Schultz, a/k/a Tracy Schultz, (herein "Grantors") for and in consideration of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantors' entire interest in the subject property, as tenants by the entirety, do hereby quitclaim and convey, as tenants by the entirety, unto Brent D. Schultz and Tracy L. Schultz, or their Successor(s), as Trustee(s) of the Brent & Tracy Schultz Family Living Trust 2026, dated April 16th, 2026 (Collectively herein "Grantee"), with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Nashville, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Dugger Heights of record in Plat Book 1424, Page 102, 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 the same property conveyed to Brent Schultz and Tracy Schultz, husband and wife, from Jonathan M. Hansen and Daniella E. Hansen, husband and wife, by Warranty Deed on November 19, 2020, and recorded on December 2, 2020, Instrument No. 20201202-0140131, Register's Office, Davidson County, Tennessee.

This is improved property, known as 1510 Corder Drive, Nashville, TN 37206.

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

Tenn. Code Ann. § 35-15-510 (or appropriate successor statute) shall apply to this property and this conveyance. This conveyance preserves Grantors' Tenancy by Entirety (rights of survivorship) protections, with respect to creditors, in accordance with Tennessee law.

IN TESTIMONY THEREOF I have executed this instrument this 16th day of April, 2026.

Grantors:

Brent D. Schultz, a/k/a Brent Schultz

Tracy L. Schultz, a/k/a Tracy Schultz

RACHEL A. FOX
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 11-26-2028

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
Brent D. Schultz and Tracy L. Schultz, as Trustees of the Brent & Tracy Schultz Family Living Trust 2026, 1510 Corder Drive, Nashville, TN 37206	Brent D. Schultz and Tracy L. Schultz, as Trustees of the Brent & Tracy Schultz Family Living Trust 2026, 1510 Corder Drive, Nashville, TN 37206	**072-16-0-233.00**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Brent D. Schultz and Tracy L. Schultz to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 16th day of April, 2026.

Notary Public

RACHEL A. FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-26-2028

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:
Name: Brent D. Schultz and Tracy L. Schultz, as Trustees of the Brent & Tracy Schultz Family Living Trust 2026, dated April 16th, 2026.
Address: 1510 Corder Drive, Nashville, TN 37206.

Grantee:

X _____
Brent D. Schultz, as Trustee of the Brent & Tracy Schultz Family Living Trust 2026, dated April 16th, 2026.

X _____
Tracy L. Schultz, as Trustee of the Brent & Tracy Schultz Family Living Trust 2026, dated April 16th, 2026.

Subscribed and sworn to before me this 16th day of April, 2026.

Notary Public:

RACHEL A. FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-26-2028