Karen Johnson Davidson County
Batch# 1424660 DEEDQC
05/22/2026 01:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260522-0047109

Prepared by and Return to:
Robert J. Fraxedas, J.D., LL.M.
Block & Scarpa
601 21st Street, Suite 401
Vero Beach, FL 32960
Tax Parcel ID: 051-10-0-018.00

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into this 20th day of May, 2026, by and between **Leslie Cashman Schroeder, a widow**, whose mailing address is 1760 Pelican Way, Vero Beach, FL 32963 ("Grantor"), and **Leslie C. Schroeder, as Trustee of the Michael A. Schroeder and Leslie C. Schroeder Family Trust dated January 7, 2022, as amended**, whose mailing address is 1760 Pelican Way, Vero Beach, FL 32963 ("Grantee").

I hereby quitclaim to the Grantee all my interest in the following land:

> **Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Oakland Acres Addition, as shown on plat of record in Book 2854, Page 141, Register's Office for Davidson County, Tennessee.**
>
> **Said lot No. 6 fronts 140.0 feet on the northerly side of Oakland Drive and extends back between parallel lines, 311.6 feet to a dead line.**
>
> Commonly known as: **608 Oakland Drive, Madison, TN 37115**

The property is derived from the following source of title: Warranty Deed from James and Meg Investments, LLC to Leslie Cashman Schroeder dated February 23, 2024 and recorded in the Register's Office for Davidson County, Tennessee.

The conveyance made hereby is made by the Grantor and accepted by the Grantee subject to any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property (to the extent they remain in force and effect and are shown of record in Davidson County, Tennessee), to all zoning laws, regulations, and ordinances, and to all matters that would be disclosed by a current and accurate survey and inspection of the property.

The Grantee's tax billing address is: Leslie C. Schroeder, Trustee, 1760 Pelican Way, Vero Beach, FL 32963.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

This conveyance is made without valuable consideration and solely for estate planning purposes.

Full power and authority are hereby conferred upon the Grantee, as Trustee, to protect, conserve, sell, convey, lease, grant, encumber, and otherwise manage and dispose of the interests conveyed by this instrument. It is the express intent of the Grantor to vest in the Trustee of the Michael A. Schroeder and Leslie C. Schroeder Family Trust dated January 7, 2022, as amended (the "Trust"), full rights of ownership.

Further, the terms of the Trust provide Leslie C. Schroeder, as the Surviving Settlor, with the right to reside at the property for her lifetime. This deed is recorded to confirm that the real property transferred to the Trust is held as an asset of the Trust for the benefit of Leslie C. Schroeder as the Surviving Settlor in accordance with the provisions of the Trust Agreement.

Taxes for the current year have not been prorated and shall be assumed by the Grantee.

IN WITNESS WHEREOF, the Grantor has duly executed this Quitclaim Deed on the date and year first above written.

Leslie Cashman Schroeder

Signed, Sealed and Delivered
in the presence of:

Print name:
Witness
601 21st Street, Suite 401
Vero Beach, FL 32960

Print name:
Witness
601 21st Street, Suite 401
Vero Beach, FL 32960

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by ☑ physical presence or ☐ online notarization this 20th day of May, 2026, by Leslie Cashman Schroeder, Grantor, who ☐ is personally known to me or ☑ has produced FL drivers license as identification.

SHANNON E. H. GEORGE
Commission # HH 678245
Expires September 19, 2029

Notary Public, State of Florida
My Commission Expires: 9/19/2029

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for the transfer of the property described herein is Ten and No/100 Dollars ($10.00).

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $10.00.

Leslie C. Schroeder

Leslie Cashman Schroeder
Grantor and Affiant

The foregoing instrument was acknowledged before me by ☑ physical presence or ☐ online notarization this 20th day of May, 2026, by Leslie Cashman Schroeder, Affiant, who ☐ is personally known to me or ☑ has produced FL Drivers License as identification.

SHANNON E. H. GEORGE
Commission # HH 678245
Expires September 19, 2029

Notary Public, State of Florida
My Commission Expires: 9/19/2029

Certificate of Authenticity

I, **Shannon E. H. George**, 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 May 20, 2026.

Affiant Signature

Date: May 21, 2026

State of Florida

County of Indian River

Sworn to and subscribed before me this 21st day of May, 2026.

Notary's Signature

My Commission Expires: 9/26/2028
Date

Notary's Seal (if on paper)

