Karen Johnson Davidson County
Batch# 1426421 DEEDQC
05/28/2026 01:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260528-0048449

Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Erin M. Schell 3909 Whitland Avenue #203 Nashville, TN 37205	New Owner	Map 103-16-D Parcel 203.00CO

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Mark T. Schell and wife, Shelia F. Schell,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Erin M. Schell, unmarried,** all of their rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 203 of the Lancaster Condominiums, a condominium development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Lancaster Condominiums, of record in Book 5963, page 441, and as depicted on the Plat of record in Book 5200, page 460, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Erin M. Schell, unmarried, Mark T. Schell and wife, Shelia F. Schell, as joint tenants with rights of survivorship, from Tyne Enterprises, LLC, by Warranty Deed, of record in Instrument No. 20120802-0068260, Register's Office for Davidson County, Tennessee.

This is improved property known as **3909 Whitland Avenue #203, Nashville, TN 37205.**

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

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 28th day of May, 2026.

GRANTOR:

Mark T. Schell

Shelia F. Schell

Mark T. Schell

Shelia F. Schell

STATE OF Tennessee
COUNTY OF williamson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Mark T. Schell and Shelia F. Schell,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2026.

NOTARY PUBLIC

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-4-27

STATE OF Tennessee
COUNTY OF williamson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 28th day of May, 2026.

NOTARY PUBLIC

My Commission Expires: 10-4-27

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Kim Murray, 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 is a true and correct copy of the original document executed and authenticated according to law on 5-28-26.

Kim Murray
Signature

Date: 5/28/26

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn and subscribed before me this the 28th day of May, 2026.

Janice H. Collins
Notary Public

My commission Expires: 5/8/29

SEAL

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE