Karen Johnson Davidson County
Batch# 1429887 DEEDQC
06/09/2026 01:15:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260609-0052108

AFTER RECORDING RETURN TO:
Essent Title Insurance, Inc.
400 Rouser Road
Bldg 2, Suite 500
Coraopolis, PA 15108
File No. TN26112163

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 103010T00300

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 29 day of May, 2026, by and between **Myron B. Schrage and Linda I. Schrage, husband and wife, as co-trustees, and to any successor trustee, as designated in that certain declaration of trust dated August 4, 2003 and known as the Schrage revocable family trust, as their community property with right of survivorship,** residing at 805 Watts Lane Unit 3, Nashville, TN 37209-4400, hereinafter referred to as Grantor(s) and **Myron B. Schrage and Linda I. Schrage, husband and wife, as joint tenants with right of survivorship,** residing at 805 Watts Lane Unit 3, Nashville, TN 37209-4400, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 805 Watts Lane Unit 3, Nashville, TN 37209-4400

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) ~~has~~/have signed and sealed this deed, the day and year above written.

Myron B. Schrage, as co-trustee and to any successor trustee, as designated in that certain declaration of trust dated August 4, 2003 and known as the Schrage revocable family trust

Myron B. Schrage, as co-trustee, and to any successor trustee, as designated in that certain declaration of trust dated August 4, 2003 and known as the Schrage revocable family trust

Linda I Schrage as co-trustee & to any successor trustee as designated in that certain declaration of trust dated 8-4-2003 & known as the Schrage Revocable family trust

Linda I. Schrage, as co-trustee, and to any successor trustee, as designated in that certain declaration of trust dated August 4, 2003 and known as the Schrage revocable family trust

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Myron B. Schrage and ~~Linda I. Schrage, husband and wife, as co-trustees, and to any successor trustee, as designated in that certain declaration of trust dated August 4, 2003 and known as the Schrage revocable family trust,~~** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

and Linda I Schrage husband and wife, as co-trustees, and to any successor trustee

Witness my hand and seal, at office in Nashville TN, this 29 day of May, 20 26.

Susie J Ingram
Notary Public

My Commission expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/02/2026
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Myron B Schrage

STATE OF TN.
COUNTY OF Davidson

Subscribed and sworn to before me this 29 day of May, 2026.

Notary Public
My Commission Expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/02/2026
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Myron B. Schrage and Linda I. Schrage
805 Watts Lane Unit 3
Nashville, TN 37209-4400

Name and address of property owner:

Myron B. Schrage and Linda I. Schrage
805 Watts Lane Unit 3
Nashville, TN 37209-4400

Title/Escrow Order # **TN26112163**

EXHIBIT "A"

A Certain tract or parcel of land in Davidson County, State of Tennessee, Described as Follows, To-Wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 3 of 807 Watts Lane, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 807 Watts Lane, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20200722-0080285, as amended in Instrument No. 20200819-0093711, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Tax ID: 103010T00300

NOTE: The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

Being that parcel of land conveyed to Myron B. Schrage and Linda I. Schrage, husband and wife, as co-trustees, and to any successor trustee, as designated in that certain declaration of trust dated August 4, 2003 and known as the Schrage revocable family trust, as their community property with right of survivorship from BRG, LLC, a Tennessee limited liability company by that Deed dated 10/15/2021 and recorded 10/21/2021 in Official Records Instrument No. 20211021-0141246 of the Public Records of Davidson County, TN.

TAX ID/PARCEL NUMBER(S): 103010T00300

True Copy Certification
State of Tennessee

I, Nick DeMarco, 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 5/29/26.

Affiant Signature

6/3/26
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 3 day of June, 2026.

Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2030
Commission number 1413168
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-11-2030

(seal)