Karen Johnson
Batch # 1463065
08/25/2026 10:25:15 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260825-0078590

THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
Ryan M. Schutte 604 Sunnyslope Court Goodlettsville, TN 37072	Same	012 03 0 013.00

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 53rd Street LLC, a Louisiana Limited Liability Company, ("Grantor"), hereby this day grants, bargains, sells, quitclaims, transfers, and conveys unto Ryan M. Schutte ("Grantee"), and his successors and assigns all of Grantor's rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of SECTION TWO, GRIZZARD MANOR of record in Plat Book 4660, Page 17, 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 53rd Street LLC, a Louisiana Limited Liability Company by Warranty Deed from Jeanann Gross, an unmarried woman, of record in Instrument No. 20250804-0061622, in the Register's Office of Davidson County, Tennessee, dated August 4, 2025 and recorded on August 4, 2025.

This conveyance is subject to any and all existing restrictions and easement of records.

This is improved property identified as 604 Sunnyslope Court, Goodlettsville, TN 37072.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 14th day of August, 2026.

53rd Street LLC, a Louisiana Limited Liability Company

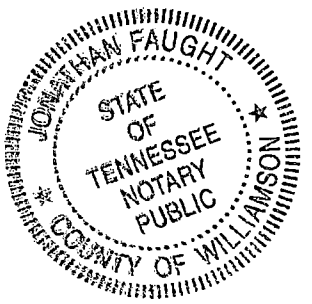
By: _____
Michael J. Schutte, M.D., Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael J. Schutte, M.D., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Manager of 53rd Street LLC, a Louisiana Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

WITNESS MY HAND, and official seal this 14th day of August, 2026.

_____
Notary Public



My commission expires: 6-27-2027

53rd Street LLC, a Louisiana Limited Liability Company

By: Mary Jo S. Schutte
Mary Jo S. Schutte, Manager

STATE OF Montana)
COUNTY OF Lake)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary Jo S. Schutte, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Manager of 53rd Street LLC, a Louisiana Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

WITNESS MY HAND, and official seal this 14th day of August, 2026.

SINDEE SMITH
NOTARY PUBLIC for the
State of Montana
Residing at Ronan, Montana
My Comm. Exp. September 9, 2028

Notary Public

My commission expires: 09.09.2028

53rd Street LLC, a Louisiana Limited Liability Company

By: _____
Ryan M. Schutte, Manager/ Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ryan M. Schutte., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member/manager of 53rd Street LLC, a Louisiana Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

WITNESS MY HAND, and official seal this 14 day of August, 2026.

_____
Notary Public

JONATHAN FAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My commission expires: 6-27-2027