Karen Johnson Davidson County
Batch# 1475271 DEEDQC
09/18/2026 04:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260918-0087234

THIS INSTRUMENT WAS PREPARED BY:
Lamar Moore, Attorney at Law
107A Public Square, Suite 130
Lebanon, Tennessee 37087
615.358.9380

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO:
DAVID G. SCHUMAKER AND KATHLEEN SCHUMAKER REVOCABLE LIVING TRUST
956 FALLVIEW TRAIL
NASHVILLE, TN 37211

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel Number:
DAVID G. SCHUMAKER AND KATHLEEN SCHUMAKER Revocable Living Trust 956 FALLVIEW TRAIL NASHVILLE, TN 37211	Same as Grantee	172 12 0A 052.00

This Quitclaim Deed (the "Deed") is made effective this 18 day of September, 2026 (the "Effective Date") between **DAVID G. SCHUMAKER AND KATHLEEN SCHUMAKER, husband and wife** (the "Grantor") and **the DAVID G. SCHUMAKER AND KATHLEEN SCHUMAKER Revocable Living Trust dated September 18, 2026** (the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of $10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 314 on the Plan of Section Two, Bradford Hills, of record in Book 7900, Page 117 (revising Book 7900, Page 6), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Meritta Phillips by Warranty Deed from Gregory K. Ericson and wife, Melissa H. Ericson of record in Instrument No. 200006080057262 Register's Office for Davidson County, Tennessee, dated May 31, 2000 and recorded on June 08, 2000.

Being the same property conveyed to Meritta M. Phillips Grant by Quit Claim Deed from Meritta Phillips (nka, Meritta M. Phillips Grant) of record in Instrument No. 20121029-0098730 Register's Office for Davidson County, Tennessee, dated October 18, 2012 and recorded on October 29, 2012.

Being the same property conveyed to David G. Schumaker and Kathleen Schumaker, husband and wife, by Warranty Deed from Meritta M. Phillips Grant, in Record Book **Instrument No. 20251008, at Page 0080306,** Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing taxes, easements, restrictions, covenants and other matters as shown of record.

This is property known as **956 FALLVIEW TRAIL, NASHVILLE, TN 37211**, and is an improved property.

Witness my hand this 18 day of September, 2026.

David G. Schumaker, Grantor

Kathleen Schumaker, Grantor

STATE OF TENNESSEE
COUNTY OF Wilson

On this day, personally appeared before me, David G. Schumaker and Kathleen Schumaker, to me known to be the persons described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 18 day of September, 2026.

Notary Public

My Commission Expires: 10/15/25



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant/Witness

SWORN AND SUBSCRIBED TO BEFORE ME, this 18 day of September, 2026.

Notary Public:

My Commission Expires: 10/15/25



Certificate of Authenticity

I, Lamar Moore, 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 9/18/26.

Date

Affiant Signature

9/18/26
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 18 day of September, 2026.

Notary's Signature

My Commission Expires: 8/31/27
Date

Notary's Seal (if on paper)

TAYLOR MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/31/2027
WILSON COUNTY