Karen Johnson
Batch # 1476582
09/23/2026 10:19:48 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260923-0088158

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September 2026

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

J.A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE SCHRECKER FAMILY REVOCABLE LIVING TRUST	**SAME**	**103-08-0 F** **001.00 CO**
(NAME) **140 Keyway Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Daniel R. Schrecker,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Daniel Robert Schrecker and Jenifer Azra Schrecker, Trustees of THE SCHRECKER FAMILY REVOCABLE LIVING TRUST, dtd 09/18/2026,** established by **The Trust Agreement of THE SCHRECKER FAMILY REVOCABLE LIVING TRUST, dtd 09/18/2026,** as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantees, and the grantees' successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 4004 of Cambridge Place West, A Horizontal Property Regime, 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 Cambridge Place West A Horizontal Property Regime of record in Instrument Number 20070201-0013230, 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 interest 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; said Unit 4004, being depicted on Exhibit "C" to said Master Deed.

BEING the same property conveyed to Ellen Joy Hawkes, unmarried, by Warranty Deed dated November 30, 2012, from GIG Properties, LLC, of record as Instrument No. 20121204-0111547 in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Daniel R. Schrecker, from Ellen Joy Hawkes, unmarried by Warranty Deed dated January 29, 2014, of record in Instrument No. 20140204-0009643, Register's Office for Davidson County, Tennessee.

The said Daniel R. Schrecker and Daniel Robert Schrecker are one in the same person for purposes of this transaction.

Subject to the following:

-Matters, if any, shown on Exhibit "C" of Master Deed for Cambridge Place West, a Horizontal Property Regime, of record as Instrument No. 20040201-0013230.

-Matters, if any, shown on the Plan of record in Book 421, page 31, in the Register's Office for Davidson County, Tennessee.

-Covenants, conditions, restrictions, reservations and easements, if any contained in former instruments of record pertaining to subject property.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **4004 Cambridge Avenue, Nashville, TN 37205.**

Witness our hands, this the 18th day of September, 2026.

Daniel R. Schrecker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel R. Schrecker** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 18th day of September, 2026.

My Commission Expires: 1/22/2030

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public