BILL GARRETT, Davidson County
Trans:T20170005437 DEEDQC
Recvd: 01/19/17 14:31 2 pgs
Fees:12.00 Taxes:0.00
20170119-0006137

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Kathryn B. Ezernack
7241 Highway 70 South
Unit 207
Nashville, TN 37221

Send Tax Bills To:
New Owner

Map and Parcel No.
142070G20700CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Kathryn B. Ezernack, Trustees, Ezernack Family Revocable Living Trust dated April 16, 1991**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Kathryn B. Ezernack** ("Grantee"), all of its interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 207 of the Belle Glen Phase II Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, and as established by Master Deed for Belle Glen II Condominiums, of record as Instrument No. 20001211-0121937, and as first amended as Instrument No. 20010123-0006937, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Belle Glen Phase II Condominiums as shown on Exhibit Map to the Master Deed as Instrument No. 20001211-0121937, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to **Coleman H. Ezernack and Kathryn B. Ezernack, Trustees, Ezernack Family Revocable Living Trust dated April 16, 1991**, by Quitclaim Deed from **Coleman H. Ezernack and Kathryn B. Ezernack, husband and wife**, dated January 6, 2015, of record in Instrument No. 20150113-0003400, Register's Office for Davidson County, Tennessee. **Coleman H. Ezernack** died on July 19, 2015, resulting in **Kathryn B. Ezernack** becoming the sole Trustee of the Ezernack Family Revocable Living Trust dated April 16, 1991.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Glen Phase II Condominiums of record aforementioned.

This is improved property known as **7241 Highway 70 South, Unit 207, Nashville, TN 37221**.

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 9 day of January, 2017.

Kathryn B. Ezernack
Kathryn B. Ezernack

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 **Kathryn B. Ezernack**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9 day of January, 2017.

Notary Public

My Commission Expires:
September 07 2020

EARNEST P. ANDERSON II
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

Kathryn Ezernack
Affiant

Sworn to and subscribed to before me, this the 9 day of January, 2017.

Notary Public

My Commission Expires:
September 07 2020

EARNEST P. ANDERSON II
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON