Karen Johnson Davidson County
Batch# 267145 DEEDQC
08/05/2019 03:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190805-0077689

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 2nd day of August, 2019. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers
Mary Lou Kreiss, et al., Trustees 5316 Otter Creek Court Brentwood, Tennessee 37027	SAME	145 15 0A 010.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mary Lou Kreiss**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Mary Lou Kreiss and/or Bradley D. Fresia and/or Michelle J. Chang, Trustees of the Mary Lou Kreiss Living Trust**, established by the Revocable Trust Agreement of Mary Lou Kreiss dated August 2, 2019, as amended and restated 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 and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 2nd day of August, 2019.

Mary Lou Kreiss

Mary Lou Kreiss

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 Mary Lou Kreiss, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at Office, this 2nd day of August, 2019.

My Commission Expires:



Alice M. Bohn

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Unit 14-B of Stratford Place Residential Condominiums, as described in the Master Deed Establishing Horizontal Property Regime of Stratford Place Residential Condominiums, of record in Book 6472, Page 47, Register's Office for Davidson County, Tennessee, being a horizontal property regime, together with all rights, interests and appurtenances thereto, including but not limited to the undivided interest in the common elements thereof, as set out in the aforesaid Master Deed of record in Book 6472, Page 47, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Lou Kreiss by deed from Gayle Petrone Cooper, Trustee of The Gayle Petrone Cooper Living Trust, established by the Revocable Trust Agreement of Gayle Petrone Cooper, dated April 16, 2004, of record as Instrument No. 20110601-0041867, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Current year's State and County taxes which have been assumed by the Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED STRATFORD PLACE, as recorded in Plat Book 6250, Page(s) 560.
3. Terms and provisions of by-Laws recorded in Book 6472, Page 86.
4. Charter recorded in Book 6912, Page 395.
5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing STRATFORD PLACE Condominium of record in Book 6472, Page 47, as amended by instrument(s) ofrecord in Book 7140, Page 592, Book 7234, Page 801, Book 7353, Page 472, Book 7426, Page 234, Book 7756,page 116, Book 7903, Page 652 and Instrument No. 20040402-0037662; also subject to easements, rights and interests 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.
6. Agreement to Maintain Private Access recorded in Book 6430, Page 601.
7. Deed of Conveyance for common areas recorded in Book 8128, Page 23.

This is improved property known as 5316 Otter Creek Court, Brentwood, Tennessee 37027.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

