Karen Johnson Davidson County
Batch# 271811 DEEDQC
08/15/2019 11:39:52 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190815-0081749

THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF W. THOMAS BIBLE, JR.
Harry W. Miller, III
6918 Shallowford Road, Suite 100
Chattanooga, TN 37421

Map Parcel No: 085-14-0A-207.00
Send Tax Bills To Grantee At: – New Owner
K&A Properties, LLC
1821 Clinch Place
Old Hickory, Tennessee 37138-1973

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

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, Mark T. Kurzynske and Teresa L. Kurzynske, Trustees, Kurzynske Family Revocable Living Trust Agreement dated September 26, 2018, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto K&A Properties, LLC ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Unit 207, on the Plan of Phase One, Riverstone Condominiums, a Horizontal Property Regime Established by Master Deed of record in Book 6998, Page 839, Register's Office for Davidson County, Tennessee, and amended in the restated Master Deed in Book 7245, Page 211 and amended as Book 11016, Page 159, said Register's Office, together with the Appurtenant undivided interest in the common areas of Riverstone Condominiums; as shown by and upon a map of the same on record in Plat Book 6900, Page 317, in the Register's Office for Davidson County.

Being the same property conveyed to Mark T. Kurzynske and Teresa L. Kurzynske, Trustees, Kurzynske Family Revocable Living Trust Agreement dated September 26, 2018, by Quitclaim Deed dated September 26, 2018, from Mark Kurzynske and Teresa Kurzynske dated September 26, 2018, recorded in Instrument No. 20181001-0096713, Register's Office of Davidson County, Tennessee.

Subject to the following: All matters shown on the plat of record in Plat Book 6900, Page 317, in the Register's Office for Davidson County, Tennessee, Covenants, conditions, easements and restrictions of record in Book 6998, Page 839, Restated of record in Book 7245, Page 211, Amendment of record in Book 11016, Page 159, in the Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement of record in Book 11016, Page 153, in the Register's Office for Davidson County, Tennessee, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5166, Page 820, in the Register's Office for Davidson County, Tennessee; Boundary Plat of record in Book 6200, Page 466, in the Register's Office for Davidson County, Tennessee; Articles of Amendment of record in Book 7257, Page 151, in the Register's Office for Davidson County, Tennessee; Deed of Conveyance of record in Book 7295, Page 991, in the Register's Office for Davidson County, Tennessee;

Charter of Riverstone Condominium Homeowners Association, Inc., of record in Book 7120, page 707, in the Register's Office for Davidson County, Tennessee; Articles of Amendment to the Charter Riverstone Condominium Homeowners Association, Inc., of record in Book 7824, Page 853, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (I) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: **207 Riverstone Court, Nashville, TN 37214.**

(Description from prior deed of record).

TOGETHER WITH all the estate, right, title and interest of the Grantors therein, with the hereditaments and appurtenances thereto appertaining.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seal as of the day and year first above written.

Mark T. Kurzynske, Trustee
Kurzynske Family Revocable Living Trust agreement dated September 26, 2018

Teresa L. Kurzynske, Trustee
Kurzynske Family Revocable Living Trust agreement dated September 26, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for the state and county aforesaid, **Mark T. Kurzynske, Trustee, Kurzynske Family Revocable Living Trust Agreement dated September 26, 2018,** the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and notarial seal at office in said county and state this 14th day of August, 2019.

Notary Public

My Commission Expires: NOV. 8, 2020

BRYCE L. MANN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for the state and county aforesaid, **Teresa L. Kurzynske, Trustee, Kurzynske Family Revocable Living Trust Agreement dated September 26, 2018,** the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and notarial seal at office in said county and state this 14th day of August, 2019.

Notary Public

My Commission Expires: NOV. 8, 2020

BRYCE L. MILLER STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration of this transfer is $0.00.

Mark T. Kurzynske, Trustee, Affiant
Kurzynske Family Revocable Living Trust Agreement dated September 26, 2018

Personally appeared before me, a Notary Public for the state and county aforesaid, **Mark T. Kurzynske, Trustee, Kurzynske Family Revocable Living Trust Agreement dated September 26, 2018,** the within named affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

this 14th day of August 2019.

Notary Public

My Commission Expires: NOV. 8, 2020

BRYCE L. MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATIONS WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.