Karen Johnson Davidson County
Batch# 317202 DEEDQC
11/19/2019 08:24:05 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20191119-0119001

THIS INSTRUMENT PREPARED
FROM INFORMATION SUPPLIED BY
THE PARTIES
G. Philip Anderson
Attorney at Law
5110 Maryland Way
Suite 120
Brentwood, TN 37027
615/377-9370

STATE OF Florida
COUNTY OF Charlotte

The actual consideration for this transfer is none.

Affiant

Sworn to and subscribed before me this 4th day of October, 2019.

Notary Public

PAMELA D. KELLER
MY COMMISSION EXPIRES
FEBRUARY 19, 2022
#GG 153402
Notary Public Underwriters
Bonded thru
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:
February 19, 2022

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel No.
Charles J. Berkey, Jr. Trustee of the Trust Agreement for Special Needs of William M. Berkey, Under Trust dated 9-30-2019 3354 Sunset Key Circle Unit A Punta Gorda, FL 33955	Same	181-05-O-A-103.00co

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and 00/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES J. BERKEY, JR.,** quitclaims unto **CHARLES J. BERKEY, JR., Trustee of the Trust Agreement for the Special Needs of William M. Berkey, Under Trust dated September 30, 2019,** all the interest he may possess in the following parcel of land located in Davidson County, Tennessee, described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 103 as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Mill Ridge Condominiums, a Condominium Development, a Horizontal Property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Mill Ridge Condominiums, a Condominium Development of record in Instrument No. 20180222-0017118, 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 Declarations of Covenants, Conditions and Restrictions. Reference is hereby made to the Plan of Mill Ridge Condominiums, for placement of Units, as shown on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No.20180222-0017118, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Charles J. Berkey, Jr., by Special Warranty Deed dated August 30, 2019, from Craighead Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190903-0088239, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record as set out on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of Mill Ridge Condominiums, a Condominium Development, of record in Instrument No. 20180222-0017118, said Register's Office, shown an Owner's Certificate, and is subject to all matters as set forth therein.

2) Declaration of Covenants, Conditions and Restrictions of Mill Ridge Condominiums, a condominium Development, a Horizontal Property Regime, of record in Instrument No. 20180222-0017118, with By-Laws of Mill Ridge Condominiums Owners Association appended thereto as Exhibit "B", said Register's Office.

3) Charter of Mill Ridge Condominium Owners' Association of record in Instrument No. 20190606-0054126, said Register's Office.

4) Declaration of Covenants, Conditions and Restrictions for the Master Regime of Mill Ridge, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180222-0016771, and Attorneys Certificate in Instrument No. 20190726-0073876, said Register's Office.

5) Charter of Mill Ridge Master Corporation of record in Instrument No. 20190606-0054124, said Register's Office.

6) Subject of the flow of Mill Creek also known as Holt Creek.

7) Easement for access to and from Mill Creek as of record in Book 2803, Page 42, said Register's Office.

8) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10419, Page 526, said Register's Office.

9) Stormwater Detention Agreement of record in Instrument No. 20061219-0156348, said Register's Office.

10) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20061219-0156351, said Register's Office.

11) Subject to a Slope Easement and Temporary Construction Easement as set out in the Deed to the State of Tennessee of record in Instrument No. 20171024-0108924, said Register's Office.

12) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as set out in the Maintenance Document for Mill Ridge of record in Instrument No. 20180212-0013648 said Register's Office. Grant of Easement to Comcast Cable Communications Management, LLC of record in Instrument No. 20190123-0006610, said Register's Office

This is improved property identified as 934 Governors Court, #103, Antioch, Tennessee, 37013.

IN WITNESS WHEREOF, CHARLES J. BERKEY, JR., executed this Quitclaim Deed as of the 4th day of October, 2019.

CHARLES J. BERKEY, JR.

STATE OF Florida

COUNTY OF Charlotte

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHARLES J. BERKEY, JR.,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand this 4th day of October, 2019.

Notary Public

My Commission Expires:
February 19, 2022

PAMELA D. KELLER
MY COMMISSION EXPIRES
FEBRUARY 19, 2022
#GG 153402
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA