Karen Johnson Davidson County
Batch# 394145 DEEDQC
04/30/2020 12:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200430-0045356

This Instrument Prepared by
Tennessee Title Services, LLC
7000 Executive Center Dr. Suite 29
Brentwood, TN 37027

After Recording Return to:
NJB Properties, LLC
8779 4th Street
Almond, WI 54909

State of TN
County of Williamson
The actual consideration is $0.00.
Affiant

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Subscribed and sworn to before
me this _____ day of _____, 2019.

Notary
Commission Expires: 12/15/2021

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel
NJB Properties, LLC 8779 4th Avenue Almond, WI 54909	NEW OWNER	093-06-1B-503.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED,

Nicholas J. Burns III, a married man

HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER, AND CONVEY ALL HIS RIGHT, TITLE, AND INTEREST UNTO,

NJB Properties, LLC

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 503 aka K503 of The Kress Lofts Condominiums, 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 The Kress Lofts Condominiums of record in Instrument No. 20050429-0048067 and amended in Instrument 20060324-0034091, Instrument No. 20070227-0024233, Instrument No. 20070419-0047025, Instrument No. 20071220-0146058, Instrument No. 20080118-0006035 and Instrument No. 20080331-0032083, 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 being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Judson A. McDougal, unmarried by Warranty Deed from Kress Lofts, LLC, recorded on the November 21, 2006 in Instrument No. 20061121-0144244, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Judson A. McDougal and wife, Alison Charlotte McDougal by Quitclaim Deed from Judson A. McDougal, unmarried of record in Instrument No. 20120409-0030260, Register's Office for Davidson County, Tennessee, dated March 31, 2012 and recorded on April 09, 2012.

Being the same property conveyed to George Patrick Harrison and Allison Miller Harrison, Trustees by Warranty Deed from Judson A. McDougal and wife, Alison Charlotte McDougal of record in Instrument No. 20180614-0057101, Register's Office for Davidson County, Tennessee, dated June 11, 2018 and recorded on June 14, 2018.

Scrivener's Affidavit recorded June 18, 2018 in Instrument No. 20180618-0058319, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Patrick Harrison and Allison Miller Harrison, husband and wife by Quit Claim Deed from George Patrick Harrison and Allison Miller Harrison F/K/A Allison Miller of record in Instrument No. 20181004-0098490, Register's Office for Davidson County, Tennessee, dated September 25, 2018 and recorded on October 04, 2018.

Being the same property conveyed to Nicholas J. Burns III, a married man by Warranty Deed of reocrd in Instrument No. 202004300045354, Register's Office for Davidson County, Tennessee.

This is improved () unimproved (X) property, known as 239 5th Avenue North Apt 503 Nashville, TN 37219

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of April, 2020.

Nicholas J. Burns, III

STATE OF Wisconsin
COUNTY OF Portage

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Nicholas J. Burns, III** 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 official seal this 27th day of April, 2020.

Jennifer J. Wojak
Notary Public
My Commission Expires: 01/21/2022

True Copy Certification

I, **Jennifer Pennell,** 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022