Karen Johnson Davidson County
Batch# 395594 DEEDQC
05/05/2020 08:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200505-0046575

Prepared from information submitted by the parties without opinion of title by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
Dale H. Hortik, et. ux.
2500 9th Ave So. #A
Nashville, TN 37204

SEND TAX BILLS TO:
Same as Owner

TAX MAP/PARCEL #
Map 118.01.0N
Parcel 003.00 CO

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that for and in consideration of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, We, **Dale H. Hortik and Melissa Lee Hortik, Co-Trustees of the Dale and Melissa Hortik Living Trust U/A/D December 19, 2007, Grantors,** quitclaim and convey to **Dale H. Hortik and wife Melissa Lee Hortik, Grantees,** all of the right, title and interest of said Trust in and to the following described property:

Land in Davidson County, Tennessee, being Unit C of Cottage Cove Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Cottage Cove Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20100324-0021870, as amended in Instrument No. 20100903-0070461 Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Cottage Cove Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20100324-0021870, as amended in Instrument No. 20100903-0070461, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Dale H. Hortik and Melissa Lee Hortik, Co-Trustees of the Dale and Melissa Hortik Living Trust U/A/D December 19, 2007 by Warranty deed from Baker H. Luck, married of record in Instrument No. 20181221-0124340 Register's Office for Davidson County, Tennessee.

This is improved property known as 2500 9th Ave. So., Unit C, Nashville, Tennessee 37204.

The preparer makes no representation with respect to any matter of title, survey, tax or public benefit consequences, the constitution of the grantor Trust, or the status of any undertaking by which the property is encumbered.

Witness the signature of the Grantors this date: 4/24/2020.

Dale H. Hortik, Trustee

Melissa Lee Hortik, Trustee

STATE OF Colorado)
COUNTY OF El Paso)

Personally appeared before me, the undersigned Notary Public, the within named **Dale H. Hortik and Melissa Lee Hortik**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: April 24, 2020

JAQUELINE ANNE SANDERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154002541
MY COMMISSION EXPIRES JANUARY 20, 2023

Notary Public

My commission expires: January 20, 2023

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value for this transfer, whichever is greater, is $ -0- .

Affiant

Sworn to and subscribed before me this date: 4/30/2020

Notary Public

My commission expires: 7/9/2022

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Theresa C. Richardson, 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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Theresa C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires 7/9/2022.

