Karen Johnson Davidson County
Batch# 423041 DEEDQC
06/22/2020 12:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200622-0066744

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 19th day of June, 2020.

Notary Public

My Commission Expires:

AMBER S. GILLILAND NOTARY STATE OF TENNESSEE PUBLIC DAVIDSON COUNTY MY COMM. EXP. SEPTEMBER 7, 2021

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number
Frederic J. Schrenger, Trustee 7623 Veranda Court Nashville, Tennessee 37221	SAME	142 10 0E 059.00 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, **Frederic J. Schrenger,** 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 **Frederic J. Schrenger, Trustee of the Frederic J. Schrenger Living Trust**, established by the Revocable Trust Agreement of Frederic J. Schrenger dated January 30, 2020, as amended and restated from time to time, and his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's 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 19th day of June, 2020.

Frederic J. Schrenger

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 Frederic J. Schrenger, 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 19th day of June, 2020.

My Commission Expires:

AMBER S. GILLILAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMM. EXP. SEPTEMBER 7, 2021

Notary Public

EXHIBIT A

Legal Description

Certain real estate in Davidson County, Tennessee, more particularly described as follows:

Being Unit 59 of Bellevue Station, Phase Two, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160108-0001959 and in Supplemental Declaration of record in Instrument No. 201600926-0101494, corrected in Scrivener's Affidavit of record in Instrument No. 20161025-0112596, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a full and complete description of said Units.

Being the same property conveyed to Frederic J. Schrenger by deed from Parkside Builders, LLC, a Tennessee limited liability company, of record as Insrument No. 20170905-0091256, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Current year's and subsequent year's taxes, which have been assumed by Grantee.
2. All matters appearing on the plan of record in Instrument No. 20160912-0095854.
3. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160108-0001959, amended in Supplemental Declaration of record in Instrument No. 20160926-0101494, corrected in Affidavit of Scrivener's Error of record in Instrument No. 20161025-0112596.
4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20151001-0099985.
5. Easement for roadway right of way of record in Book 2086, page 272.
6. Sewer line easement of record in Book 4613, page 509.
7. Sign lease as reflected in Uniform Commercial Code Financing Statement of record in Book 7032, page 292.
8. Charter of Bellevue Station Homeowners Association, Inc., of record in Instrument No. 20160308-0022218.
9. All matters of record in Register's Office for Davidson County, Tennessee.

This is improved property known as 7623 Veranda Court, Nashville, Tennessee 37221.

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)

