Karen Johnson Davidson County
Batch# 548928 DEEDQC
01/06/2021 03:05:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210106-0002891

QUITCLAIM DEED

MAIL RECORDED DEED TO:

CYNTHIA SMADING
SPENCER FANE BRITT & BROWNE LLP
2144 EAST REPUBLIC ROAD, SUITE B300
SPRINGFIELD, MO 65804

OWNER (SEND TAX BILLS TO):

CHRISTENSON REAL ESTATE COMPANY, INC.
345 HARRISON STREET
NASHVILLE, TN 37219

FOR NO CONSIDERATION ($0.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRISTENSON TRANSPORTATION, INC., a Missouri corporation (herein, "Grantor"), whose address is 2301 Old Route 66 West, Strafford, MO 65757, hereby bargains, sells, remises, releases, quit claims and conveys to CHRISTENSON REAL ESTATE COMPANY, INC., a Missouri corporation (herein, "Grantee"), whose address is 345 Harrison Street, Nashville, TN 37219, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 345 Harrison Street, Nashville, TN 37219

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

PIN NO: 082 13 0 G 101 00CO

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 31ST day of December, 2020.

GRANTOR:

Christenson Transportation, Inc., a Missouri corporation

By: Donald E Christenson
Printed Name: Donald E Christenson
Title: President

STATE OF Missouri
COUNTY OF Greene

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Donald Christenson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the President of Christenson Transportation, Inc., a Missouri corporation, and that the foregoing instrument was executed on behalf of said corporation pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 31 day of December, 2020

[Affix Notary Seal]

Christopher Alan Gitthens
SIGNATURE OF NOTARY PUBLIC
My commission expires: Sept 29, 2023

CHRISTOPHER ALAN GITTHENS
Notary Public - Notary Seal
Greene County - State of Missouri
Commission Number 15154534
My Commission Expires Sep 29, 2023

OATH OF CONSIDERATION

STATE OF Missouri
COUNTY OF Greene

The actual consideration for this transfer is $0.00.

Grantee:

Christenson Real Estate Company, Inc., a Missouri corporation

By: Donald E Christenson
Printed Name: Donald E Christenson
Title: President

Subscribed and sworn to under oath before me, this 31 day of December, 2020 by Donald Christenson, as President of Christenson Real Estate Company, Inc., a Missouri corporation.

[Affix Notary Seal]

Christopher Alan Gitthens
SIGNATURE OF NOTARY PUBLIC
My commission expires: Sept 29, 2023

CHRISTOPHER ALAN GITTHENS
Notary Public - Notary Seal
Greene County - State of Missouri
Commission Number 15154534
My Commission Expires Sep 29, 2023

EXHIBIT A

[Legal Description]

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 101, Building A, as shown on the First Amendment to Master Deed, on the Plan of Harrison Square Condominiums, Phase II, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws for Harrison Square Condominiums, of record under Instrument Number 20060823-0103941, and amended by Instrument Number 20071025-0126183, Instrument Number 20080104-0001138 and Instrument Number 20090127-0006865, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums, Phase II, for placement of Units, as shown on Exhibit "A" to the First Amendment to Master Deed of record under Instrument Number 20071025-0126183, said Register's Office, for a more complete identification and description of such Unit.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 082 13 0 G 101 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Harrison Square Condominiums, of record in Instrument No. 20060823-0103941, amended in Instrument No. 20071025-0126183, Instrument No. 20080104-0001138 and Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record attached as Exhibit A to the First Amendment to Master Deed of record in Instrument No. 20071025-0126183, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20060518-0058549, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Instrument No. 20060518-0058543, Register's Office for Davidson County, Tennessee.

EXHIBIT A
(continued)

Also subject to a Deed of Trust dated September 18, 2019, from Christenson Transportation, Inc. to R. Dale Fair, Trustee for Bank of Tennessee, recorded on September 24, 2019, as Instrument No. 20190924-0096841, in the Office of the Recorder of Deeds for Davidson County, Tennessee, and securing a note of which the original principal balance was $535,500.00.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20190830-0087719 on August 30, 2019.

PIN NO: 082 13 0 G 101 00CO

STREET ADDRESS:

345 Harrison Street, Nashville, TN 37219

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Gary A. Powell, 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.

Gary A. Powell

STATE OF MISSOURI)
) ss.
COUNTY OF GREENE)

Personally appeared before me, Kristy Jo Gore, a notary public for this county and state, Gary A. Powell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 01/05/2023

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

KRISTY JO GORE
My Commission Expires
January 5, 2023
Christian County
Commission #15512482