WARRANTY DEED	STATE OF OREGON COUNTY OF WASHINGTON
Karen Johnson Davidson County Batch# 568700 DEEDWARR 02/04/2021 01:46:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20210204-0016468	THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. NO TRANSFER TAX IS COLLECTED FOR TRANSFERS TO REVOCABLE LIVING TRUSTS PURSUANT TO TCA 67-4-409(a)(3)(F).

ADDRESS NEW OWNERS(S) AS FOLLOWS: Gerry M. Edtl and Lynn M. Edtl, Trustees of the Edtl Family Trust dated January 30, 2021	**SEND TAX BILLS TO:** Gerry & Lynn Edtl, Trustees 320 Old Hickory Boulevard, Unit #707, Nashville, TN 37221	**MAP PARCEL NUMBER** 128 12 0A 037.00CO
ADDRESS 320 Old Hickory Boulevard, Unit #707, Nashville, TN 37221		**This Instrument was prepared by:** Leanne M. Bowker, Esq. Harris & Bowker LLP 10300 SW Greenburg Rd., Ste 530 Portland, OR 97223

This conveyance is made in consideration of $0.00, cash in hand paid, the receipt of which is hereby acknowledged, and said consideration includes payment for the property conveyed herein, and any other additions/features specifically noted herein or appearing in the plans of the captioned project and tract. We, Gerry Edtl and Lynn Edtl, husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey a fee simple interest to Gerry M. Edtl and Lynn M. Edtl, Trustees of the Edtl Family Trust dated January 30, 2021, hereinafter called GRANTEES, and/or their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No.37, Building No. 7 on the plan of Section 7, Phase 1A, Eagle Ridge at the Reserve Condominiums, a horizontal Property Regime, Created under Title 66, Section 27-101, at seq., as amended, Tennessee Code Annotated and as established by a Master Deed and By-Laws, of record in Instrument No. 200110110110875, as supplemented and amended by supplement and amendment No. 10 to the Master Deed of record in Instrument No. 200205240063776, as corrected to supplement and amended by supplement and amendment No. 10 to the Master Deed of record in Instrument No. 200205300065658, Register's Office for Davidson County, Tennessee 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 Plat of Eagle Ridge at The Reserve Condominium as shown on Exhibit "A" to the Master Deed of record as aforementioned, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Gerry Edtl and Lynn Edtl, husband and wife, by Warranty Deed from Timothy F. Rawding and Chrisi H. Rawding, husband and wife, signed on December 1, 2020 and recorded December 8, 2020, of record as Instrument No. 20201208-0142941, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved ☒ 320 Old Hickory Boulevard, Unit #707, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their assigns forever; and we do not covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective this 30th day of January 2021.

GERRY EDTL, GRANTOR

LYNN EDTL, GRANTOR

STATE OF OREGON)
) ss.
County of Washington)

This instrument was acknowledged before me on January 30, 2021, by Gerry Edtl and Lynn Edtl, Grantors.

OFFICIAL STAMP
ISABELA R. ROMERO
NOTARY PUBLIC - OREGON
COMMISSION NO. 980687
MY COMMISSION EXPIRES OCTOBER 25, 2022

Notary Public for Oregon
My Commission Expires: 10/25/22

Certificate of Authenticity

I, Leanne M. Bowker, 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 Oregon

County of Washington

Personally appeared before me, Isabela R. Romero, a notary public for this county and state, County of Washington/State of Oregon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

OFFICIAL STAMP
ISABELA R. ROMERO
NOTARY PUBLIC - OREGON
COMMISSION NO. 980687
MY COMMISSION EXPIRES OCTOBER 25, 2022

Notary's Signature

My Commission Expires: 10/25/22.

Notary's Seal (If on paper)