Karen Johnson Davidson County
Batch# 574095 DEEDQC
02/12/2021 02:50:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210212-0020527

QUITCLAIM DEED

COVER SHEET

Prepared by: Brian J. Kane, 2100 Asbury Rd, Ste 2, Dubuque, IA 52001, (563) 582-7980

QUITCLAIM DEED	STATE OF IOWA COUNTY OF DUBUQUE The actual consideration or value, whichever is greater, for this transfer is $0.00. Natalie A Schramm Affiant Subscribed and sworn to before me this 10th day of February, 2021 Karen M. Beetem Notary Public

THIS INSTRUMENT WAS PREPARED BY
BRIAN J. KANE
KANE, NORBY & REDDICK, PC
2100 ASBURY RD, STE 2
DUBUQUE, IA 52001

NOTARIAL SEAL IOWA
KAREN M BEETEM
Commission Number 130029
My Commission Expires
10/20/2022

New Owner Name/Address: JTNL, LLC 1100 Mela Drive Dubuque, IA 52003	Property Address: 178 2nd Ave North, Apt. 305 Nashville, TN 37201
Mail Tax Notices to: Same as above.	Map/Parcel Number: 093024A30500CO

THIS INDENTURE, made and entered into this 10th day of February, 2021 by and between DUSTIN G. MANTERNACH, a single person, and SCOTT R. SCHRAMM, TRUSTEE OF THE SCOTT R. SCHRAMM TRUST DATED JULY 26, 2013, and NATALIE A. SCHRAMM, TRUSTEE OF THE NATALIE A. SCHRAMM TRUST DATED JULY 26, 2013, hereinafter called the Grantors, and JTNL, LLC, an Iowa limited liability company, hereinafter called Grantee.

WITNESSETH: That for the consideration hereinafter expressed, the Grantors do hereby bargain, sell, quitclaim, remise, release, and convey to Grantee, the following described real estate, to wit:

Land in Davidson County, Tennessee, being Unit No. 305, as shown on the Plan of the Quarters Condominiums, filed as Exhibit "D" to, and established by, the Master Deed of Record in Instrument No. 20050902-0106149, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, Reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Dustin G. Manternach an undivided 50% interest and Scott R. Schramm, Trustee of the Scott R. Schramm Trust Dated July 26, 2013 as to an undivided 25% interest, and Natalie A. Schramm, Trustee of the Natalie A. Schramm Trust Dated July 26, 2013 as to an undivided 25% interest, by Quit Claim Deed from Scott R. Schramm and wife, Natalie A. Schramm as to an undivided 50% interest and Dustin G.

Manternach and wife, Jennifer R. Manternach, as to an undivided 50% interest of record in Document Number 20140225-0016055, Register's Office for Davidson County, Tennessee.

Any reference to recorded instruments is reference to the Register's Office in said County.

THE CONSIDERATION for this conveyance is NO DOLLARS and NO CENTS and other good and valuable considerations, the receipt and legal sufficiency of which is hereby acknowledged.

DUSTIN G. MANTERNACH, Grantor

SCOTT R. SCHRAMM TRUST DATED JULY 26, 2013, Grantor

By _____
Scott R. Schramm, Trustee

NATALIE A. SCHRAMM TRUST DATED JULY 26, 2013, Grantor

By _____
Natalie A. Schramm, Trustee

STATE OF IOWA, COUNTY OF DUBUQUE: ss
On this 10 day of February, 2021, before me personally appeared DUSTIN G. MANTERANCH, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

KAREN M BEETEM
Commission Number 130029
My Commission Expires
10/20/2022

Notary Public, State of Iowa

STATE OF IOWA, COUNTY OF DUBUQUE: ss
On this 10 day of February, 2021, before me personally appeared SCOTT R. SCHRAMM, as Trustee of the Scott R. Schramm Trust Dated July 26, 2013, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

KAREN M BEETEM
Commission Number 130029
My Commission Expires
10/20/2022

Notary Public, State of Iowa

STATE OF IOWA, COUNTY OF DUBUQUE: ss
On this 10 day of February, 2021, before me personally appeared NATALIE A. SCHRAMM, as Trustee of the Natalie A. Schramm Trust Dated July 26, 2013, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Notary Public, State of Iowa

KAREN M BEETEM
Commission Number 130029
My Commission Expires
10/20/2022

True Copy Certification

I, BRIAN J. KANE, 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.

BRIAN J. KANE

State of Iowa
County of Dubuque

Personally appeared before me, Angela Demmer, a notary public for this county and state, Brian J. Kane who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

NOTARIAL SEAL IOWA
ANGELA DEMMER
Commission Number 732857
My Commission Expires
2-5-23