Karen Johnson Davidson County
Batch# 739009 DEEDQC
10/19/2021 10:25:01 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211019-0140148

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Scott A. Marquart
AFFIANT

Subscribed and sworn to before me this 30 day of September, 2021.

Renee Behrens
NOTARY PUBLIC

OFFICIAL SEAL
RENEE BEHRENS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/15/22

My Commission Expires: 12-15-22

Address New Owners as Follows:
Scott A. Marquart, Co-Trustee
Cynthia L. Marquart, Co-Trustee
1207 Main Street Road
Spring Grove, IL 60081

Send Tax Bills To:
NEW OWNER

Map-Parcel:
186040B02000CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Thomas Marquart, unmarried, and Scott A. Marquart and Cynthia L. Marquart, husband and wife,** GRANTOR, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Scott A. Marquart and Cynthia L. Marquart, Co-Trustees of The Scott and Cynthia Marquart Family Trust Dated July 30, 2021,** GRANTEE. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. 20, on the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary Plat, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PUD, as of record in Instrument No. 20070207-0016043 and amended in Instrument No. 20070208-0016738, 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 Declaration of Covenants. Reference is hereby made to the plan of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD, of record in Instrument No. 20070125-0010028, corrected in Instrument No. 20070214-0018953, and as set out on Exhibit "B" to the Amendment to the Declaration, of record in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Thomas Marquart, unmarried, and Scott A. Marquart and Cynthia L. Marquart, husband and wife by Warranty Deed from Margaret M. Mehle, Trustee of the Margaret M. Mehle Living Trust dated August 26, 2015, of record in Instrument No. 20180108-0002512, Register's Office for Davidson County, Tennessee, dated January 3, 2018 and recorded on January 8, 2018.

This is improved property also known as: **7838 Kemberton Drive W, Nolensville, TN 37135**

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 30TH day of September, 2021.

Scott A Marquart

Scott A. Marquart

Cynthia L Marquart

Cynthia L. Marquart

STATE OF Illinois)
)
COUNTY OF McHenry)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Scott A. Marquart and Cynthia L. Marquart**, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

This the 30 day of September, 2021.

My Commission Expires: 12-15-22

Renee Behrens

Notary Public

OFFICIAL SEAL
RENEE BEHRENS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/15/22

Thomas Marquart

STATE OF TN)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Thomas Marquart**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

This the 14th day of October, 2021.

My Commission Expires: 1/26/25

Notary Public

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025