Karen Johnson Davidson County
Batch# 743419 DEEDQC
10/26/2021 09:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211026-0143545

**This instrument prepared by:**
Dennis D. Soderstrum
1016 Forty Oaks Drive 98290
Story City, IA 50248

# QUITCLAIM DEED

**TITLE OF DOCUMENT**

| **ADDRESS NEW OWNER AS FOLLOWS:** | **MAIL TAX STATEMENT TO:** | **MAP PARCEL NUMBERS:** |
|---|---|---|
| Dennis Soderstrum, Trustee | AEI | Parcel 34-2, Map 67 |
| 1016 Forty Oaks Drive | 30 East 7th Street, Suite 1300 | Parcel 34-2, Map 81 |
| Story City, IA 50248 | St. Paul, MN 55101 | |

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Dennis D. Soderstrum, a married man** by these presents do hereby quitclaim and convey unto the said **Dennis Soderstrum, Trustee of the Dennis Soderstrum Revocable Trust date July 7, 2021**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer to a Revocable Trust.

This is unimproved ( ) property known as 914 Rivergate Parkway
Improved (✓) Goodlettsville, Tennessee 37072

Grantee's interest is subject to the Co-Tenancy Ownership Covenants dated February 28, 2008.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 27 day of August, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Dennis D. Soderstrum

Dennis D. Soderstrum

**ACKNOWLEDGMENT**

**STATE OF** Iowa )

**COUNTY OF** Polk ) ss

Personally appeared before me, Kelsey Kuehl, a Notary Public in and for said County and State, **Dennis D. Soderstrum** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at West Des Moines, IA this 27 day of August, A.D., 2021.

**NOTARY STAMP/SEAL**

KELSEY KUEHL
Commission Number 829251
My Commission Expires
December 30, 2023

Kelsey Kuehl

NOTARY PUBLIC
Notary Commission Expires: 12/30/23

**AFFIDAVIT OF VALUE**

**STATE OF** Iowa )
**COUNTY OF** Polk )

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 27 day of August, 2021.

(Affix Seal)

Dennis D. Soderstrum
Affiant

Kelsey Kuehl
Notary Public
My Commission Expires: 12/30/23

KELSEY KUEHL
Commission Number 829251
My Commission Expires
December 30, 2023

**EXHIBIT "A"**
**LEGAL DESCRIPTION**

THE FOLLOWING CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

TRACT I:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND IN THE TENTH CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING LOT F AND A PORTION OF RESERVED PARCEL (81) ON THE PLAT OF RESUBDIVISION OF LOTS D, E, AND F, RIVERGATE PARK, OF RECORD IN PLAT BOOK 4300, PAGE 107, AND A PORTION OF THE ACCESS, DRAINAGE AND UTILITIES EASEMENT ON THE PLAN OF RIVERGATE PARK OF RECORD IN PLAT BOOK 4175, PAGE 107, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY EDWARD L. ADAMS, TENN. R.L.S. NO. 1139, DATED JANUARY 23, 2001, LAST REVISED OCTOBER 4, 2001, AS FOLLOWS:

BEGINNING AT A PK NAIL (FOUND) LOCATED IN THE EAST RIGHT-OF-WAY LINE OF TWO MILE PARKWAY (92 FOOT RIGHT-OF-WAY), BEING THE SOUTHWEST CORNER OF TWO MILE PARTNERS OF RECORD IN DEED BOOK 6697, PAGE 347, AND BEING LOT E OF SAID PLAT OF RESUBDIVISION OF LOTS D, E, F, RIVERGATE PARK; THENCE WITH SAID TWO MILE PARTNERS' SOUTH LINE, NORTH 71 DEG. 23 MIN. 11 SEC. EAST 169.98 FEET TO A RAILROAD SPIKE (FOUND); THENCE WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19 DEG. 29 MIN. 00 SEC., A RADIUS OF 87.50 FEET, AN ARC LENGTH OF 29.75 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 61 DEG. 38 MIN. 41 SEC. EAST 29.61 FEET TO A RAILROAD SPIKE (FOUND); THENCE NORTH 51 DEG. 54 MIN. 11 SEC. EAST 16.63 FEET TO A RAILROAD SPIKE (FOUND); THENCE NORTH 51 DEG. 52 MIN. 35 SEC. EAST 17.50 FEET TO AN IRON PIN (FOUND) IN THE SOUTH LINE OF THE TENNESSEE DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD, INC., OF RECORD IN DEED BOOK 7799, PAGE 21, AND BEING ON THE CENTERLINE OF THE ACCESS, DRAINAGE AND UTILITIES EASEMENT ON SAID PLAT OF RIVERGATE PARK, PLAT BOOK 4175, PAGE 107; THENCE WITH SAID SOUTH LINE OF THE TENNESSEE DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD, INC. AND A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 36 DEG. 24 MIN. 41 SEC., A RADIUS OF 117.50 FEET, AN ARC LENGTH OF 74.67 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 56 DEG. 19 MIN. 46 SEC. EAST 73.42 FEET TO AN IRON PIN (FOUND); THENCE SOUTH 74 DEG. 32 MIN. 07 SEC. EAST 54.56 FEET TO AN IRON PIN (FOUND); THENCE WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEG. 26 MIN. 31 SEC., A RADIUS OF 67.50 FEET, AN ARC LENGTH OF 2.88 AND A CHORD BEARING AND DISTANCE OF SOUTH 75 DEG. 45 MIN. 22 SEC. EAST 2.88 FEET TO AN IRON PIN (FOUND), SAID IRON PIN BEING THE NORTHWEST CORNER OF TRU REALTY CORPORATION OF RECORD IN DEED BOOK 5947, PAGE 464; THENCE WITH SAID TRU REALTY CORPORATION NORTHWEST LINE, SOUTH 13 DEG. 01 MIN. 22 SEC. WEST 17.50 FEET TO AN IRON PIN (FOUND), BEING THE NORTHWEST CORNER OF LOT 1 ON THE PLAT OF RIVERGATE PARK CORNER OF RECORD IN PLAT BOOK 5200, PAGE 498; THENCE SOUTH 35 DEG. 12 MIN. 30 SEC. WEST 105.63 FEET TO A PK NAIL (FOUND); THENCE NORTH 54 DEG. 34 MIN. 52 SEC. WEST 24.45 FEET TO AN IRON PIN (FOUND); THENCE SOUTH 35 DEG. 51 MIN. 34 SEC. WEST 264.43 FEET TO A PUNCH HOLE IN WALK (FOUND) IN EAST RIGHT-OF-WAY LINE OF SAID TWO MILE PARKWAY, SAID PUNCH HOLE BEING SOUTH 06 DEG. 52 MIN. 08 SEC. WEST 2.11 FEET FROM AN IRON PIN (FOUND); THENCE WITH SAID EAST RIGHT-OF-WAY LINE, NORTH 18 DEG. 35 MIN. 00 SEC. WEST 284.93 FEET TO THE POINT OF BEGINNING, CONTAINING 1.252 ACRES, MORE OR LESS.

**EXHIBIT "A"**
**LEGAL DESCRIPTION (continued)**

TRACT II:

THE ACCESS, DRAINAGE AND UTILITY EASEMENTS, INCLUDING A PRIVATELY OWNED CIRCULATION ROAD, ALL AS SHOWN ON THE RECORDED PLAN OF RIVERGATE PARK OF RECORD IN BOOK 4175, PAGE 107, IN THE OFFICE OF REGISTER OF DEEDS FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Dennis D. Soderstrum by Warranty Deed from AEI Accredited Investor Fund 2002 Limited Partnership of record in Document No. 20080319-0027712, said Register's Office.

**Tennessee Certification of Electronic Document**

I, Monica R. Parr, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-27-21 (date of document).

Monica R. Parr
Affiant Signature

9-2-2021
Date

State of Nevada
County of Clark

Sworn to and subscribed before me this 2nd day of September, 2021.

Valerie Ward
Notary's Signature

MY COMMISSION EXPIRES: 8-28-23

NOTARY'S SEAL

VALERIE WARD
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-4707-1
My Appt. Expires August 28, 2023