Karen Johnson Davidson County
Batch# 760745 DEEDQC
11/24/2021 02:29:30 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20211124-0156394

Dear Davidson County Register of Deeds

RE: **20 Rutledge Street, # 305, Nashville, TN 37210**

FROM: **Lindsey C. Greenberg Serrate and Pedro A. Serrate, Co-Trustees of The Lindsey C. Greenberg Serrate Trust U/A/D December 19, 1997 and Pedro A. Serrate and Lindsey C. Greenberg Serrate, Co-Trustees of The Pedro A. Serrate Trust U/A/D December 19, 1997**

TO: **Lindsey C. Greenberg Serrate and Pedro A. Serrate, wife and husband**

Assessor's Parcel Number: **093 11 0G 305.00**

PROPERTY TYPE:

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	AGRICULTURAL	INSTITUTIONAL/ MISCELLANEOUS	GOVERNMENT	VACANT	ACREAGE	TIME-SHARE
X								

CONSIDERATION: ZERO DOLLARS ($0.00)

CONVEYANCE TAX (0.37 PER $100 ROUNDED UP): **$ 0.00**

DEED RECORDING : 8 pages *$5.00 per page (Minimum $10.00): **$ 40.00**

COMPUTER FUND: **$ 2.00**

PROBATE FEE (Collected only when State Tax is paid): **$ 0.00**

TOTAL RECORDING FEES: **$ 42.00**

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

DR1 712766760C101010109

After recording return to:
Amrock, LLC.
662 Woodward Avenue Detroit Michigan 48226

NEW OWNER(S) and
send tax bill to:
Lindsey C. Greenberg Serrate and Pedro A. Serrate
20 Rutledge Street, # 305, Nashville, TN 37210

Real Estate Tax ID Number: **093 11 0G 305.00**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED

71276676-
7878267

348736941S

Under T.C.A. Section 66-5-103(B)(2)

This No Consideration Deed transfers to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse; or is a deed executed by the trustee of a revocable living trust to implement a testamentary devise by the trustor of the trust and as such, are exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(F) or (G).

THIS QUITCLAIM DEED, made this 19th day of Nov, 20 21, by and between **Lindsey C. Greenberg Serrate and Pedro A. Serrate, Co-Trustees of The Lindsey C. Greenberg Serrate Trust U/A/D December 19, 1997 and Pedro A. Serrate and Lindsey C. Greenberg Serrate, Co-Trustees of The Pedro A. Serrate Trust U/A/D December 19, 1997,** whose post office address is **20 Rutledge Street, # 305, Nashville, TN 37210,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Lindsey C. Greenberg Serrate and Pedro A. Serrate, wife and husband,** whose post office address is, **20 Rutledge Street, # 305, Nashville, TN 37210,** as party or parties of the second part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

WITNESSETH

That for and in consideration of the sum of **TEN DOLLARS ($10.00)** cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration., the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee,** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

DR1 71276676QC101010109

PROPERTY ADDRESS: 20 Rutledge Street, # 305, Nashville, TN 37210

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURES ON THE FOLLOWING PAGE(S))

DR1 7127687GQC1010101109

The Lindsey C. Greenberg Serrate Trust U/A/D
December 19, 1997

By: LCGSerrate (SEAL)
Lindsey C. Greenberg Serrate
Co-Trustee

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Lindsey C. Greenberg Serrate, Co-Trustee**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the **Co-Trustee** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. and who acknowledged that he or she executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Clement Palmer

Notary Public Clement Palmer

Name:

Commission Expiration Date: 07.07.25

CLEMENT PALMER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/07/2025

DR1 712766766C101010409

The Lindsey C. Greenberg Serrate Trust U/A/D
December 19, 1997

By: P.A. Serrate (SEAL)
Pedro A. Serrate
Co-Trustee

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Pedro A. Serrate, Co-Trustee**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the **Co-Trustee** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. and who acknowledged that he or she executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Clement Palmer

Notary Public Tennessee

Name: Clement Palmer

Commission Expiration Date: 07.07.25

CLEMENT PALMER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/07/2025

DR1 71276876QC1010105O9

202111240156394

The Pedro A. Serrate Trust U/A/D December 19, 1997

By: P. A. Serrate (SEAL)
Pedro A. Serrate
Co-Trustee

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Pedro A. Serrate, Co-Trustee**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the **Co-Trustee** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. and who acknowledged that he or she executed the within instrument for the purposes therein contained.

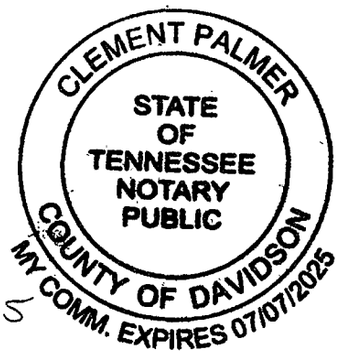
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Clement Palmer

Notary Public Tennessee

Name: Clement Palmer

Commission Expiration Date: 07.07.25



DR1 712766760C101010609

The Pedro A. Serrate Trust U/A/D December 19, 1997

By: LCG Serrate (SEAL)
Lindsey C. Greenberg Serrate
Co-Trustee

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Lindsey C. Greenberg Serrate, Co-Trustee,** the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the **Co-Trustee** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. and who acknowledged that he or she executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Clement Palmer

Notary Public Tennessee

Name: Clement Palmer

Commission Expiration Date: 07.07.25

CLEMENT PALMER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/07/2025

DR1 71276876QC101010709

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

LCY Services **(SEAL)**

Affiant

Subscribed and sworn to before me on this the 14th **day of** Nov **,** **20** 21 **.**

Clement Palmer
Notary Public Tennessee

NAME: Clement Palmer

My Commission Expires: 07.07.25

CLEMENT PALMER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/07/2025

DR1 71276676QC1010108809

202111240156394

EXHIBIT A

Legal Description:

Tax Id Number(s): 093 11 0G 305.00

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 305, AS ESTABLISHED BY THE MASTER DEED OR DECLARATION OF CITY LIGHTS CONDOMINIUMS ("MASTER DEED") OF RECORD IN INSTRUMENT NO. 20194408-0031675. AS AMENDED IN AMENDMENT OF RECORD AS INSTRUMENT NO. 20190501-0040417, AND FURTHER AMENDED BY AMENDMENT OF RECORD AS INSTRUMENT NO. 20190508-0043149, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNITS BEING DEPICTED ON THE SITE PLAN ATTACHED AS EXHIBIT C TO THE AFOREMENTIONED MASTER DEED, TO ALL OF WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALLOCATED TO SAID UNIT AND WITH SPECIAL RIGHTS TO USE CERTAIN COMMON ELEMENTS, INCLUDING TWO PARKING SPACES NUMBERED 305 AS SHOWN ON GARAGE LEVEL 1 AS SET FORTH IN EXHIBIT C TO SAID MASTER DEED.

Parcel Identification Number: 093 11 0G 305.00
Commonly Known As: **20 Rutledge Street, # 305, Nashville, TN 37210**

Being the same property conveyed to Lindsey C. Greenberg Serrate and Pedro A. Serrate, Co-Trustees of the Lindsey C. Greenberg Serrate Trust U/A/D December 19, 1997 and Pedro A. Serrate and Lindsey C. Greenberg Serrate, Co-Trustees of the Pedro A. Serrate Trust U/A/D December 19, 1997, by deed dated June 10, 2019 of record in Deed Instrument/Case No. 20190617-0057735, in the County Register's Office

DR1 71276676QC101010909

Tennessee Certification of Electronic Document

I, PERSY LANZOTTI, do hereby make oath that I am a licensed attorney and/or the custodian 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 11/13/2021 (date of document).

Affiant Signature

Nov 16, 2021
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 16 day of November, 2021

Takisha D Harrison
Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026