Karen Johnson Davidson County
Batch# 795097 DEEDQC
01/25/2022 11:36:52 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220125-0009029

This Instrument Prepared By:

Joseph P. Rusnak
TUNE, ENTREKIN & WHITE, P.C.
Capitol View, Suite 600
500 11th Avenue North
Nashville, TN 37203
(615) 244-2770

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills:	Map-Parcel Numbers:
The Krieschen Family Trust 38 Old Windsor Way Sugar Land, Texas 77479	Same	060-110B-079.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), the receipt of which is hereby acknowledged, Mark Krieschen and Kathleen Krieschen, husband and wife, (the "Grantor") hereby quitclaim and convey unto Mark Krieschen and Kathy Krieschen, Trustees of the Krieschen Family Trust dated January 6, 2022, and any amendments thereto (the "Grantee"), its heirs and assigns, all of their right, title, and interest in and to a certain tract of land located in Davidson County, Tennessee and described as follows:

> Land situated in Davidson County, Tennessee, being Unit No. 79, as established in the Declaration of Covenants, Conditions and Restrictions for Cottage Park, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151203-0122006, as amended in Instrument No. 20160126-0007567, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.
>
> Being a portion of the same property conveyed to Mark Krieschen and Kathleen Krieschen, husband and wife, by Warranty Deed from D225, LLC, a Tennessee limited liability company of record in Instrument No. 20170213-0014708 Register's Office for Davidson County, Tennessee, dated February 10, 2017 and recorded on February 13, 2017.

This is improved property commonly known as 705 Cottage Park Drive, Nashville, TN 37207.

Said property is conveyed subject to any such restriction, encumbrances, and

limitations as may affect the property. Grantor makes no representations or warranties as to the state of the title to the property and merely acquits any claim that Grantor may have to said property and, for that purpose only, makes this conveyance to Grantee.

IN WITNESS THEREOF, the Grantor has caused this instrument to be executed on this 17 day of January 2022.

Kathleen Krieschen

Kathleen Krieschen

Mark Krieschen

Mark Krieschen

STATE OF TEXAS)
COUNTY OF FORT BEND)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kathleen Krieschen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing Quitclaim Deed for the purpose therein contained.

WITNESS my hand and official seal at office on this the 17 day of January 2022.

Notary Public

My Commission expires:

06/25/2025

KATHERINE M. VILLARONGA
Notary Public, State of Texas
Comm. Expires 06-25-2025
Notary ID 13313829-1

STATE OF TEXAS)
COUNTY OF FORT BEND)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark Krieschen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Quitclaim Deed for the purpose therein contained.

WITNESS my hand and official seal at office on this the 17 day of January 2022.

Notary Public

My Commission expires:

06/25/2025

KATHERINE M. VILLARONGA
Notary Public, State of Texas
Comm. Expires 06-25-2025
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STATE OF TEXAS)
COUNTY OF FORT BEND)

The actual consideration for this transfer is $0.00.

Affiant

Personally appeared before me, Mark Krieschen, and represented himself to be a Trustee for The Krieschen Family Trust, the within named Grantee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 17 day of January 2022.

Notary Public

My Commission Expires:

06/25/2025

KATHERINE M. VILLARONGA
Notary Public, State of Texas
Comm. Expires 06-25-2025
Notary ID 13313829-1

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