Karen Johnson Davidson County
Batch# 804871 DEEDQC
02/14/2022 11:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220214-0016765

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Jarrod and Amy Imler, Trustees 1059 Pittman Drive Gallatin, TN 37066	Same	082 14 0A 037.00

Quitclaim Deed to Trustee

Grantor: Jarrod Imler and Amy Imler
Grantee: Jarrod M. Imler and Amy S. Imler, Trustees of the Revocable Trust of Jarrod M. Imler and Amy S. Imler, dated February 2, 2022

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 818, as specified on the plat shown in the Master Deed, on the plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, Instrument No. 20090109-0002382, and Instrument No. 20150402-0029055, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Riverfront Condominiums, for placement of said Units, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, Instrument No. 20090109-0002382, and Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Jarrod Imler and Amy Imler, husband and wife, by deed from Nicole Heidemann of record Instrument No. 20170131-0010073, Register's Office for Davidson County, Tennessee.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property, including, but not limited to:

RESTRICTIONS:

This conveyance is made subject to restrictions and bylaws appearing of record in Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, Instrument No. 20090109-0002382 and Instrument No. 20150402-0029055, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Subject to Warranty Deed of Flowage Easement of record in Book 2199, Page 537 and Book 2303, Page 437, said Register's Office.

Subject to Grant of Easement of record in Instrument No. 20160301-0019392, said Register's Office.

Subject to Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 7228, Page 400, said Register's Office.

Subject to Agreement for Dedication of Easement for Storm Drainage and/or Sanitary Sewers of record in Book 11112, Page 881, said Register's Office.

This is improved property, known as: <u>818 1st Avenue North, Nashville, Tennessee 37201</u>.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Jarrod Imler, Grantor

Amy Imler, Grantor

State of Tennessee
County of Sumner

On February 2, 2022, personally appeared before me, Jarrod Imler, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Barbara Boone McGinnis

Notary Public
My commission expires: 5/23/2023

BARBARA BOONE MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
My Commission Expires May 23, 2023

State of Tennessee
County of Sumner

On February 2, 2022, personally appeared before me, Amy Imler, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Barbara Boone McGinnis

Notary Public
My commission expires: 5/23/2023

BARBARA BOONE MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
My Commission Expires May 23, 2023

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

____
Grantee

Sworn to and subscribed before me on February 2, 2022.

____
Notary Public
My commission expires: 5/23/2023

BARBARA BOONE MCGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires May 23, 2023

* *

TRUE Copy Certification

I, Sara Barbour, do hereby make oath that I am 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 February 2, 2022.

____
Signature

February 2, 2022
Date

State of Tennessee, County of Sumner

Sworn to and subscribed before me on February 2, 2022.

____
Notary's Signature
My Commission Expires: 5/23/2023

BARBARA BOONE MCGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires May 23, 2023