Karen Johnson Davidson County
Batch# 898560 DEEDQC
08/03/2022 02:54:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220803-0088640

File Number: ORG-360221

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

This instrument prepared by: John Windsor, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

New Property Owner/Mail Tax Statements To:
JOHN R. ELSEN and KAITLYN C. ELSEN, 15543 Harbor Town Dr., Orland Park, IL 60462 / 3535 Bell Road, Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 109050B80200CO

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

JOHN R. ELSEN and KATHLEEN A. ELSEN, husband and wife, hereinafter grantors, whose tax-mailing address is JOHN R. ELSEN: 15543 Harbor Town Dr., Orland Park, IL 60462 / KATHLEEN A. ELSEN: 3535 Bell Road, Nashville, TN 37214, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to JOHN R. ELSEN, a married man, and KAITLYN C. ELSEN, an unmarried woman, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is JOHN R. ELSEN: 15543 Harbor Town Dr., Orland Park, IL 60462 / KAITLYN C. ELSEN: 3535 Bell Road, Nashville, TN 37214, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain lot, piece or parcel of Land in Davidson County, Tennessee, being Unit No. 802 in Williams Bend Townhomes, a Private Element Horizontal Property Regime. located on Bell Road, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20021216-0154761, First Supplementary of record in Instrument No. 20030529-0072377, and Second Supplementary

of record in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to units, property, co-owners, and tenants of Williams Bend Townhomes, a Private Element Horizontal Property Regime, contained in said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20021216-0154761, and By-Laws appended thereto, are incorporated in this Deed by reference and made a part hereof the same as though copied herein. APN: 109050B80200CO
Property Address is: 3535 Bell Road, Nashville, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20180713-0068453 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 109050B80200CO

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on July 21, 2022.

JOHN R. ELSEN

STATE OF ILLINOIS
COUNTY OF Cook

The foregoing instrument was acknowledged before me on July 21, 2022 by **JOHN R. ELSEN** who is personally known to me or has produced ILLINOIS DRIVERS LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

OFFICIAL SEAL
CHARLES A. GRASSINI
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Feb 06, 2026

Executed by the undersigned on July 21, 2022:

Kathleen A Elsen
KATHLEEN A. ELSEN

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on July 21, 2022 by KATHLEEN A. ELSEN who is personally known to me or has produced ILLINOIS DRIVERS LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/(her) signature was his/(her) free and voluntary act for the purposes set forth in this instrument.

Notary Public

OFFICIAL SEAL
CHARLES A. GRASSINI
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Feb 06, 2026

State of Illinois
County of Cook

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 21ST day of July, 2022.

Affiant

John R Elsen Kathleen A Elsen
Print Name

OFFICIAL SEAL
CHARLES A. GRASSINI
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Feb 06, 2026

(Seal)

Notary Public

My commission expires:
2/6/2026

CHARLES A. GRASSINI
Print Name

Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 07/21/2022 (date of document).

Affiant Signature

07/21/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 21 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954