Karen Johnson Davidson County
Batch# 920572 DEEDQC
09/22/2022 03:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220922-0105582

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 21st day of September, 2022. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Number
Lewis Burruss, Jr., and/or Michele Daniel Burruss, Trustees 6800 Beasleys Bend Road Lebanon, Tennessee 37087	SAME	093 06 1B 405.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lewis Burruss, Jr., and wife, Michele Daniel Burruss**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Lewis Burruss, Jr., and/or Michele Daniel Burruss, Trustees of the Lewis & Michele Burruss Living Trust, established by the Revocable Trust Agreement of Lewis Burruss, Jr., and Michele Daniel Burruss dated September 21, 2022**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 21st day of September, 2022.

Lewis Burruss, Jr.

Michele Daniel Burruss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lewis Burruss, Jr., and Michele Daniel Burruss, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of September, 2022.

My Commission Expires: _____

JEFFREY MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

A certain condominium located in Davidson County, Tennessee, being Unit No. 405 and 1 parking space of The Kress Lofts Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-10 I, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Kress Lofts Condominiums of record in Instrument Number 20050429-0048067, amended in Instrument No. 20060324-0034091, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Lewis Burruss and wife, Michele Burruss, by deed from David Willis, of record as Instrument No. 20180201-0010467, Register's Office for Davidson County, Tennessee.

Lewis Burruss, Jr., and Lewis Burruss are one and the same person. Michele Daniel Burruss and Michele Burruss are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 239 5th Avenue North, Unit 405, Nashville, Tennessee 37219.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 September 21, 2022

September 21, 2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

