Karen Johnson Davidson County
Batch# 944751 DEEDQC
11/28/2022 08:44:20 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20221128-0124242

QUIT CLAIM DEED

Exempt pursuant to Tenn. Code Ann. Section 67-4-409 (a)(3)(E)

THIS INSTRUMENT WAS PREPARED BY:
Diane M. Rensberry, 2971 Crown Pointe Dr., Traverse City, MI 49685

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.
Diane M. Rensberry 2971 Crown Pointe Dr. Traverse City, MI 49685	Diane M. Rensberry 2971 Crown Pointe Dr. Traverse City, MI 49685	107-14-0A-006.00-CO

For and in consideration of the sum of One Dollar ($1.00), and other valuable consideration, if any, in hand paid to the "Grantor" known as:

a Trust under the name of **Thomas R. Rensberry Revocable Trust dated January 17, 1986 as amended with Thomas Rensberry acting as the Trustee**

does hereby quit claim to **Diane M. Rensberry**, a married individual, all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 6 of the Copperfield Terrace Condominiums, a Horizontal Property Regime, created under Title 66, Sections 27-101, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Copperfield Terrace Condominiums, of record in Book 6326, Page 790, Register's Office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto, of record in Book 6326, Page 828, said Register's Office, 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 Copperfield Terrace Condominiums, of record in Book 6250, Page 50, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Thomas R. Rensberry, Trustee of the Thomas R. Rensberry Trust dated January 17, 1986, by Special Warranty Deed from Kat Harlan, Authorized Signatory of SPH Property Two LLC, a Delaware Limited Liability Company, in Instrument No. 20200309-0026450 Register's Office for Davidson County, Tennessee, dated March 5, 2020 and recorded on March 9, 2020.

Being the same property conveyed to SPH Property Two LLC, a Delaware limited liability company by Warranty Deed from Richard C. Emrich, Jr. of record in Instrument No. 20191126-0122356 Register's Office for Davidson County, Tennessee, dated November 25, 2019 and recorded on November 26, 2019.

Also referred to as 1324 Massman Dr., Nashville, TN 37217.

This conveyance is SUBJECT TO all current taxes and assessments, reservations in patents, easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record; all matters that would be disclosed by an accurate ALTA/ACSM survey or physical inspection of the Property; and the

applicable zoning and use regulations of any municipality, county, state, or the United States affecting the Property.

IN WITNESS WHEREOF, the Grantor has duly executed this Quit Claim Deed as of the date hereunder.

Grantor:

_____ Date 10/20/22

Thomas Rensberry, Trustee
338 Water Watch Lane
Traverse City, Michigan 49686

NOTARY ACKNOWLEDGEMENT

State of Michigan
County of Grand Traverse

I, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas Rensberry, as Trustee of the Thomas R. Rensberry Revocable Trust dated January 17, 1986 as amended, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Given under my hand his 20 day of October, 2022.

_____ (SEAL)
Notary Public Amy M. Swogger

My Commission Expires: 6/14/2026

STATE OF MICHIGAN)
COUNTY OF GRAND TRAVERSE) ss.

CERTIFICATE OF TRUST EXISTENCE AND AUTHORITY

On this 20th day of October, 2020, the undersigned affiant, being first duly sworn, deposes and states that:

1. The affiant, whose address is 338 Water Watch Lane, Traverse City, Michigan 49686, is the Trustee of the trust, identified as the Thomas R. Rensberry Revocable Trust, under agreement dated January 17, 1986 as amended.

2. The trust agreement authorizes the trustee to purchase, acquire, sell, convey, mortgage, or lease any and all real estate subject to the Trust, including the property described in the attached Exhibit A.

3. The Trust remains in full force and effect, and is governed by the laws of the State of Michigan.

4. This certificate is given under MCL 565.432; MSA 26.745(2) to give record notice of the Trust and to enable purchasers or other parties to rely on the

information contained herein without further examination of the trust agreement and any amendment(s) thereto.

Affiant: Thomas R. Rensberry

This instrument was subscribed, sworn to and acknowledged before me this 20 day of October, 2022, by Thomas R. Rensberry, Trustee of Thomas R. Rensberry Revocable Trust.

Amy M. Swogger

Notary Public, Grand Traverse County, MI
COMMISSION: 6/14/2026

Traverse County * NOTARY PUBLIC * State of

Drafted by:
Thomas R. Rensberry
338 Water Watch Lane
Traverse City, Michigan 49686

After recording please return to:
Diane Rensberry
2971 Crown Pointe Drive
Traverse City, Michigan 49685

EXHIBIT A

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 6 of the Copperfield Terrace Condominiums, a Horizontal Property Regime, created under Title 66, Sections 27-101, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Copperfield Terrace Condominiums, of record in Book 6326, Page 790, Register's Office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto, of record in Book 6326, Page 828, said Register's Office, 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 Copperfield Terrace Condominiums, of record in Book 6250, Page 50, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to SPH Property Two LLC, a Delaware limited liability company by Warranty Deed from Richard C. Emrich, Jr. of record in Instrument No. 20191126-0122356 Register's Office for Davidson County, Tennessee, dated November 25, 2019 and recorded on November 26, 2019.

Being the same property conveyed to Richard C. Emrich, Jr. by Warranty Deed in Lieu of Foreclosure deed from Dale Bunnell, a single man of record in Instrument No. 20190802-0076538 Register's Office for Davidson County, Tennessee, dated August 01, 2019 and recorded on August 02, 2019.

Being the same property conveyed to Dale Burnell, a single man by Warranty deed from Richard C. Emrich, Jr., a single man of record in Instrument No. 20160715-0072670 Register's Office for Davidson County, Tennessee, dated July 14, 2016 and recorded on July 15, 2016.

Also referred to as 1324 Massman Dr., Nashville, TN 37217.