Karen Johnson Davidson County
Batch# 1043617 DEEDQC
08/28/2023 04:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230828-0067389

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Charlotte Duerksen
AFFIANT

Subscribed and sworn to before me on this day, August 25, 2023.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires FEB 28, 2026

Notary Public

My Commission Expires: _____

New Owner Address:
Duerksen Family Partnership
859 Plantation Blvd.
Gallatin, TN 37066

Send Tax Bills To:
Same

Map-Parcel Number:
105 09 1H 073.00

QUITCLAIM DEED

Charlotte Duerksen, Trustee of the Duerksen Family Trust, dated 02/16/99 ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Duerksen Family Partnership**, a Tennessee general partnership ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **August 25, 2023**.

Charlotte Duerksen, Trustee of the Duerksen Family Trust, dated 02/16/99

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Charlotte Duerksen, Trustee of the Duerksen Family Trust, dated 02/16/99**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, August 25, 2023.

Notary Public

My Commission Expires: _____

ROBERT J. HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 507, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument Number 20181119-0113627, amended in Instrument Numbers 20181128-0116220 and 20190226-0017434, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This conveyance such limitations, restrictions and encumbrances as may affect the premises including but not limited to: (1) The following matters of record in the Register's Office for Davidson County, Tennessee: Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150723-0072512; Public Street ROW and Pedestrian Access Easement of record in Instrument Number 20151216-0126629; Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument Number 20180207-0012292; Restrictions of record in Book 5691, Page 766; Restrictions in the Urban Renewal Plan for the Edgehill Urban Renewal Project of record in Book 4220, Page 723; all matters shown on the Plan of record in Plat Book 332, Page 65, and Book 4715, Page 50; Charter of Edgehill Estates Homeowners Association, Inc. of record in Book 7526, Page 624, in the Register's Office for Davidson County, Tennessee; HOA Charter of record in Instrument Number 20181119-0113921 and 20181121-0114809; Master Deed of record in Instrument Number 20181119-0113627, amended in Instrument Number 20181128-0116220 and in 20190226-0017434; (2) real property taxes for the year of this transfer and subsequent years; (3) all matters that would be disclosed by an accurate survey and inspection of the Property; (4) zoning and setback requirements; and (5) other condominium declarations, covenants, restrictions, general utility, sewer, and drainage easements of record.

Being the same property conveyed to E. William Duerksen and Charlotte Duerksen, Trustees of the Duerksen Family Trust, dated 02/16/99, from Mainland Belmont, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20190910-009115, Register's Office for Davidson County, Tennessee. E. William Duerksen having died on October 27, 2021, and Charlotte Duerksen is now serving as sole trustee of the Duerksen Family Trust, dated 02/16/99.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1900 12th Avenue South, Unit 507, Nashville, TN 37203.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 August 25, 2023.

Affiant Signature

8/25/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, August 25, 2023.

Notary Public

My Commission Expires:

ELIZABETH GREENE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-21-2026