Karen Johnson Davidson County
Batch# 1044339 DEEDQC
08/30/2023 03:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230830-0068093

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, August 30, 2023.

Notary Public

My Commission Expires: _____

SOPHIE LANGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
EXPIRES 05/16/2027

New Owner Address:
Bertauski Family Trust
1839 Grey Pointe Drive
Brentwood, TN 37027

Send Tax Bills To:
Same

Map-Parcel Number:
093061B30600CO

QUITCLAIM DEED

Theodore Joseph Bertauski and Amy Lynn Bertauski, Husband and Wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Theodore Joseph Bertauski and Amy Lynn Bertauski, Co-Trustees of the Bertauski Family Trust, dated August 30, 2023** ("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 30, 2023**.

Theodore Joseph Bertauski

Amy Lynn Bertauski

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Theodore Joseph Bertauski and Amy Lynn Bertauski**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, August 30, 2023.

Notary Public

My Commission Expires: _____

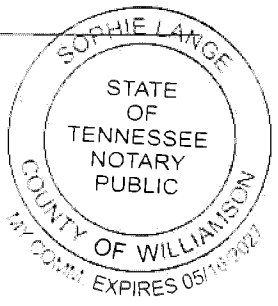


EXHIBIT A

Land in Davidson County, Tennessee, being Unit 306 and 1 parking space, The Kress Lofts Condominiums, as established under Master Deed of record in Instrument No. 20050429-0048067 amended at Instrument Nos. 20060324-0034091, 20070227-0024233, 20070419-0047025, 20071220-0146058, Scrivener's Affidavit recorded at Instrument No. 20080118-0006035 and Amendment recorded at Instrument No. 20080331-0032083, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises including, but not limited to, the matters set forth below.

Restrictions recorded in Book 7423, Page 374, Book 9208, Page 613, Book 10512, Page 464, Instrument 20020626-0076795 and Instrument 20050124-0008719.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Kress Lofts Condominiums of record in Instrument No. 20050429-0048067, as amended by instrument(s) of record in Instrument No. 20060324-0034091, 20070227-0024233, 20070419-0047025, 20071220-0146058, 20080118-0006035 and 20080331-0032083; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility casements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter of The Kress Lofts Condominiums Association, Inc. recorded at Instrument No. 20051128-0142924.

Articles of Incorporation of The Kress Lofts, LLC recorded at Instrument No.20050218-0018799. Subject to all matters set out in Quitclaim Deeds recorded at Instrument Nos. 20050429-0048064 and 20050429-0048066.

Located within the Capitol Mall Redevelopment Plan adopted pursuant to Ordinance No. 77-716, as amended by Ordinance Nos. 082-845, 087-1695, 091-1567, 093-774, 097-775, 098-1187, BL2002-1033, BL2004-424 and BL20050124-0008719 of the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County.

Being the same property conveyed to Theodore J. Bertauski and wife, Amy L. Bertauski from William Sasser, a married man and Marshall Fant, a married man by deed of record in Instrument No. 20140609-0050030, Register's Office for Davidson County, Tennessee.

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

This property is commonly known as 239 Rep John Lewis way N Unit 306, Nashville, TN 37219.

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 30, 2023.

Affiant Signature

8/30/2023

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
August 30, 2023.

Notary Public

My Commission Expires: _____

