THIS INSTRUMENT PREPARED BY:
Amy L. Wood
SoBro Law Group, PLLC
101 Lea Avenue
Nashville, Tennessee 37210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0

Janet Appel
Affiant

SUBSCRIBED AND SWORN to before me, this 12th day of March 2024

Brenda C. Gunn
Notary Public

My Commission Expires: 4/22/26

BRENDA C. GUNN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FRANKLIN

Karen Johnson Davidson County
Batch# 1115955 DEEDQC
03/27/2024 12:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240327-0021350

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

ADDRESS NEW OWNER:
Appel Family Irrevocable Trust
1815 Barnstaple Lane
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
SAME

MAP/PARCEL NO.:
117070J01600CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, and other good and valuable consideration, **Fred A. Appel and Janet L. Appel, husband and wife,** (collectively the "Grantor") does hereby quitclaim to the **Appel Family Irrevocable Trust** (the "Grantee") the following described land and property situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 2045, together with the appurtenant interest in the common elements of Kingsbridge Condominiums, a horizontal property regime established by Master Deed, of record in Book 7105, Page 777, amended in Book 7457, Page 15, Book 9539, Page 564 and Instrument No. 20051116-0138698, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed by Warranty Deed from Jim W. Jacobs, married to Fred A. Appel and Janet L. Appel, husband and wife, as recorded on the 25th day of February 2016 in Instrument No. 20160225-0017951.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1109, Page 353, amended in Book 1133, Page 85.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed and By-Laws establishing KINGSBRIDGE CONDOMINIUMS of record in Book 7105, Page 777 , as amended by instrument(s) of record in Book 7457, Page 15 and Book 9539, Page 564; also subject to easements, rights and interests 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 building thereon.

Charter recorded in Book 7182, Pages 216 and 221, amended in Book 7817, Page 947 and Book 7912, Page 543.

Easement for Storm Water Detention to Metropolitan Government, recorded in Book 6763, Page 357.

The said Fred A. Appel having since died on August 30, 2023, leaving Janet Appel as the surviving spouse and heir, pursuant to the Last Will and Testament of Fred Andrew Appel, admitted to probate in the Chancery Court of Franklin County, Tennessee and identified by case number 2023-PR-106.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 12th day of March 2024.

GRANTOR:

Janet Appel

Janet Appel

D? Appel

Dennis Appel, as Personal Representative of the Estate of Fred Andrew Appel

STATE OF TENNESSEE)
COUNTY OF FRANKLIN)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **Janet Appel** and **Dennis Appel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March 2024.

Brenda C. Gunn

Notary Public

BRENDA C. GUNN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FRANKLIN

My commission expires: 4/22/26

Certificate of Authenticity

I, Mackenzie Hudson ("Affiant"), 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 3/27/24 (date).

Affiant Signature

3/27/24
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 27 day of March, 2024.

Notary Signature

My Commission Expires: 11-2-2026

Notary's Seal

