Karen Johnson Davidson County
Batch# 1195184 DEEDQC
10/18/2024 09:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241018-0080889

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
John F. Stein and Beth Atkins Stein John Tyler Stein 1659 Tyne Boulevard Nashville, TN 37215	John F. Stein and Beth Atkins Stein 1659 Tyne Boulevard Nashville, TN 37215	Parcel ID: 093061B30400CO

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), we, JOHN F. STEIN AND BETH ATKINS STEIN, do hereby quitclaim and convey unto JOHN TYLER STEIN, his heirs and assigns, an 4.83 percent (4.83%) undivided interest in and to the property described on Exhibit A hereto.

The description on Exhibit A hereto is the same as that contained in the prior deed.

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

This is improved property known as 239 Fifth Avenue, North, #304, Nashville, Tennessee 37219.

Grantor has previously conveyed to the aforementioned Grantee a total of 95.17% undivided interest in the property described on Exhibit A hereto so that following the conveyance described in this deed, Grantee will own a 100% fee simple interest in the said property.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 10 day of October, 2024.

JOHN F. STEIN

BETH ATKINS STEIN

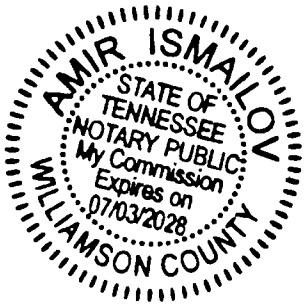
STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, John F. Stein and Beth Atkins Stein, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 10 day of October, 2024.

Notary Public

My Commission Expires:
07/03/2028



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 17th day of October, 2024.

Notary Public

My Commission Expires:



45778644.1

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 304 and 1 parking space, The Kress Lofts Condominiums, as established under Master Deed of record in Instrument Number 20050429-0048067, Amended in Instrument No. 20060324-003091, Instrument No. 20070227-0024233, Instrument No. 20070419-0048025, Instrument No. 20071220-0146058, Instrument No. 20080118-0006035 and Instrument No. 20080331-0032083, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description of said unit.

Being the same property conveyed to John F. Stein and Beth Atkins Stein, by warranty deed of record in Document DB-20130508-0046313, Register's Office of Davidson County, Tennessee. See also Quitclaim deeds of record in Document DB-20150605-0053070; Document DB-20160408-0034037, Register's Office of Davidson County, Tennessee; Document DB-201990314-0023496, Register's Office of Davidson County, Tennessee; Document DB-20200114-0005048, Register's Office of Davidson County, Tennessee; Document DB-20210412-0048345, Register's Office of Davidson County, Tennessee; and Document DB-20220407-0040243, Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Oct 10, 2024 (date of document).

Affiant Signature

10/17/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of October, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

EMERALD S. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026