Karen Johnson Davidson County
Batch# 1238236 DEEDQC
02/18/2025 03:38:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250218-0011982

QUITCLAIM DEED

MAIL RECORDED DEED TO:

CHRISTOPHER REITZUG, TRUSTEE
SHERRI REITZUG, TRUSTEE
11101 BLUEBIRD COURT
FISHERS, IN 46037

OWNER (SEND TAX BILLS TO):

CHRISTOPHER REITZUG, TRUSTEE
SHERRI REITZUG, TRUSTEE
11101 BLUEBIRD COURT
FISHERS, IN 46037

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRISTOPHER REITZUG, a married man, joined by his spouse, SHERRI REITZUG (herein, "Grantor"), whose address is 11101 Bluebird Court, Fishers, IN 46037, hereby bargains, sells, remises, releases, quit claims and conveys to CHRISTOPHER REITZUG AND SHERRI REITZUG, TRUSTEES, or any successors in trust, under THE CHRISTOPHER AND SHERRI REITZUG LIVING TRUST dated August 16, 2024 and any amendments thereto (herein, "Grantee"), whose address is 11101 Bluebird Court, Fishers, IN 46037, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1900 12th Avenue South, Unit 418, Nashville, TN 37203

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

PIN NO: 105-09-1H-063.00-C

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 30th day of January, 2025

GRANTOR:

Christopher Reitzug

STATE OF INDIANA
COUNTY OF HAMILTON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Christopher Reitzug, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of January, 2025

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/18/2032

GARY BOLENBAUGH My Commission Expires 05-18-2032 NOTARY PUBLIC SEAL Hamilton County Commission Number NP0682165 STATE OF INDIANA

GRANTOR:

Sherri Reitzug

STATE OF INDIANA
COUNTY OF HAMILTON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Sherri Reitzug, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of January, 2025

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/18/2032

GARY BOLENBAUGH My Commission Expires 05-18-2032 NOTARY PUBLIC SEAL Hamilton County Commission Number NP0682165 STATE OF INDIANA

OATH OF CONSIDERATION

STATE OF INDIANA
COUNTY OF HAMILTON

The actual consideration for this transfer is TEN DOLLARS ($10.00).

Grantee:

THE CHRISTOPHER AND SHERRI REITZUG LIVING TRUST dated August 16, 2024

Christopher Reitzug, Trustee

Subscribed and sworn to under oath before me, this 30th day of January, 2025 by Christopher Reitzug, as Trustee of THE CHRISTOPHER AND SHERRI REITZUG LIVING TRUST dated August 16, 2024.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/18/2032

GARY BOLENBAUGH My Commission Expires 05-18-2032 NOTARY PUBLIC SEAL Hamilton County Commission Number NP0682165 STATE OF INDIANA

Grantee:

THE CHRISTOPHER AND SHERRI REITZUG LIVING TRUST dated August 16, 2024

Sherri Reitzug, Trustee

Subscribed and sworn to under oath before me, this 30th day of January, 2025 by Sherri Reitzug, as Trustee of THE CHRISTOPHER AND SHERRI REITZUG LIVING TRUST dated August 16, 2024.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/18/2032

GARY BOLENBAUGH My Commission Expires 05-18-2032 NOTARY PUBLIC SEAL Hamilton County Commission Number NP0682165 STATE OF INDIANA

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Unit No. 418, 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.

Being part of the same property conveyed to Mainland Belmont, LLC, a Tennessee limited liability company by quitclaim deed from Special Olympics Tennessee, a Tennessee non-profit corporation of record in Instrument No. 20141219-0116511 Register's Office for Davidson County, Tennessee, dated December 18, 2014 and recorded on December 19, 2014. Said quitclaim contains an erroneous reference to Book 4175, page 50, and the correct reference is Book 4715, page 50.

Being part of the same property conveyed to Mainland Belmont, LLC, a Tennessee limited liability company by special warranty deed from Special Olympics Tennessee, a Tennessee non-profit corporation of record in instrument No. 20141219-0116510 Register's Office for Davidson County, Tennessee, dated December 18, 2014 and recorded on December 19, 2014.

This conveyance is subject 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 closing (prorated) 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.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20200122-0007957 on January 22, 2020.

PIN NO: 105-09-1H-063.00-C

STREET ADDRESS: 1900 12th Avenue South, Unit 418, Nashville, TN 37203

24-098463 (HW)

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

CERTIFICATE OF AUTHENTICITY

I, Shelley Bryant, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dated: 01/30/2025

State of Florida

Date of Document: 01/30/2025

County of Hillsborough

Personally appeared before me, Angela N. Guiler, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Angela N. Guiler

Notary's Signature

Date: 01/30/2025

My Commission Expires: Sept. 20, 2025
Date

Notary's Seal (if on paper)

