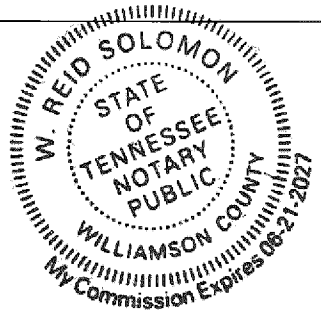


(Notary Stamp)

STATE OF Tennessee
COUNTY OF Maury

The actual consideration or value for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 17th day of March, 2025.

Notary Public

My commission expires: _____

Karen Johnson Davidson County
Batch# 1248437 DEEDQC
03/20/2025 10:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250320-0020331

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
295PLUSPARKTN, LLC	**New Owner**	
29949 Mariposa Dr		
Cold Springs, CA 95335		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, **Carl Berndt, unmarried** (hereinafter the "Grantor"), hereby quitclaim and convey to **295PLUSPARKTN LLC, a Tennessee limited liability company** (hereinafter the "Grantee") its representatives and assigns, any and all right, title and interest that I have in and to the following real property located in Williamson County, Tennessee, being further described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 209, Building 295, on the Plan of Bradford Flats Condominium, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20220222-0019981, amended in Instrument No. 20220606-0064634, as further amended and re-stated in Instrument No. 20220815-0092382 and corrected in Instrument No. 20220901-0098691, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Map/Parcel 119-03-0B-053.00-CO

Being the same property conveyed to Carl Berndt, an unmarried man, by Warranty Deed from Timothy A. Jackson and Ashleigh F. Jackson, husband and wife, of record in Instrument No. 20250305-0016661, Register's Office for Davidson County, Tennessee, dated February 27, 2025, and recorded on March 5, 2025.

BEING improved property commonly known as **295 Plus Park Blvd #209, Nashville, TN 37217**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties herein, and unverified by the preparer. This instrument has been prepared without the benefit of a title search and no warranties or representations are made by the Grantor nor the preparer of this document in any manner whatsoever.

IN WITNESS WHEROF I have hereunto set my hand this 17 day of March, 2025.

Carl Berndt

STATE OF California
COUNTY OF Stanislaus

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Carl Berndt, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 17 day of March, 2025.

Notary Public

My Commission Expires: 12/11/2028



Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 3-17-2025 (date of document).

Michelle W Kendig
Affiant Signature

03/17/2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17 day of March, 2025

Patricia L Hunt
Notary Signature

My Commission Expires: _____

Notary's Seal

