Prepared by: Wessley S Inscoe, Attorney, 1503 16th Ave. S , Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson
Batch # 1294207
07/07/2025 08 49 31 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250707-0053039

Gary Gazenski, et ux.

TO:

Gary D. Gazenski and Sherri C. Gazenski, Trustees of the Gazenski Family Revocable Trust dated June 30, 2025

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 30th day of June, 2025, by and between **Gary Gazenski and Sherri Gazenski, husband and wife** ("Grantors"), and **Gary D. Gazenski and Sherri C. Gazenski, Trustees of the Gazenski Family Revocable Trust dated June 30, 2025, and any amendments thereto** ("Grantees"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title, and interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL 1

Address: 1540 Lebanon Pike, Unit 416, Nashville, TN 37210
Parcel ID: 094-12-0A-416.00

BEING a certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No 416 on the Plat of The Flats at Ontario, Exhibit B of the Declaration for The Flats at Ontario of record in Instrument No 20211215-0165601, and labeled as "The Flats at Ontario" on the plat for The Ontario, Exhibit B of the Master Declaration for The Ontario, of record in Instrument No. 20211215-0165599, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description together with and subject to all rights and obligations appurtenant thereto as set forth in said Declaration and Master Declaration.

BEING the same property conveyed to Gary Gazenski and Sherri Gazenski, husband and wife, by Warranty Deed from Scot Burner, an unmarried man, dated September 20, 2022, and recorded on September 22, 2022, as Instrument No. 20220922-0105438, in the Register's Office for Davidson County, Tennessee

PARCEL 2

Address: 2115 Yeaman Place, Unit 609, Nashville, TN 37206
Parcel ID: 082-15-0A-123.00

BEING Unit No. 609 and Parking 203, on the Plan of 5th and Main Condominiums, as established by Master Deed and By-Laws of record in Instrument No 20060630-0078751; Instrument No. 20070101-0001656; Instrument No 20070424-0048607, Instrument No. 20080411-0036927, Instrument No. 20080512-0048553; Instrument No. 20081120-0114262; Instrument No 20110921-0073283, Instrument No. 20111129-0092827; Instrument No. 20120409-0030284; Instrument No. 20120820-0074741; Instrument No. 20121017-0095419; Instrument No 20130911-0096032, Instrument No 20140804-0069914, Instrument No. 20161222-0134731, Instrument No 20200714-0076798, and Instrument No. 20210526-0071635, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Gary Gazenski and Sherri Gazenski, husband and wife, by Warranty Deed from Zachary M. Howell and Alexis A. Howell, husband and wife, dated October 16, 2023, and recorded on October 17, 2023, as Instrument No. 20231017-0081411, in the Register's Office for Davidson County, Tennessee

These legal descriptions were taken from the previous deeds of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

[signatures appear on following page]

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Gary Gazenski
Grantor

Sherri Gazenski
Grantor

STATE OF TENNESSEE)
)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Gary Gazenski and Sherri Gazenski**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and seal at office this the 30th day of June, 2025

ASHLEE R. BAGGETT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

My Commission Expires: 7/15/28

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person or Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
Gary D Gazenski and Sherri C. Gazenski, Trustees 1535 N Willow Bend Ct. Clarksville, TN 37043	Same/Owner	**PARCEL 1** 1540 Lebanon Pike, Unit 416 Nashville, TN 37210 094-12-0A-416 00 **PARCEL 2** 2115 Yeaman Place, Unit 609 Nashville, TN 37206 082-15-0A-123.00