Prepared by:
Mary Paty Lynn LeVan, Esq.
MANIER & HEROD, a Tennessee
Professional Corporation
One Nashville Place, Suite 2200
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9331

BILL GARRETT, Davidson County
Trans:T20140070981 DEEDQC
Recvd: 09/23/14 09:01 7 pgs
Fees:37.00 Taxes:0.00
20140923-0086985

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Alfred Nicholas Katzenstein II, Trustee of The Alfred Nicholas Katzenstein II Revocable Trust, dated January 17, 2007 The West End, Unit No. 303 110 31st Avenue North Nashville, TN 37203	(SAME)	104024C01700CO

WHEREAS, West End Partners, LLC, a Tennessee limited liability company, and John E. Osborne conveyed unto A. Nick Katzenstein, Trustee of the A. Nick Katzenstein II Revocable Trust, U/A Dated January 17, 2007, and Mr. A. Nick Katzenstein, Trustee, their successors and assigns, their interest in certain properties located in Davidson County, Tennessee, by Special Warranty Deeds dated January 20, 2010, September 27, 2010, and May 31, 2011 respectively, of record as Instrument Nos. 20100121-005419, 20100929-0077587, and 20110531-0041408, respectively, at the Davidson County, Tennessee, Register of Deeds;

WHEREAS, the name of the grantee in each of the above referenced Special Warranty Deeds was not technically correct and said grantee and owner of the properties subject to the above-referenced Special Warranty Deeds wants to correct the ownership of these properties by the filing of this Quitclaim Deed; and

WHEREAS, Alfred Nicholas Katzenstein II is the same person as A. Nick Katzenstein referred to in the prior Deeds of record.

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, A. NICK KATZENSTEIN, TRUSTEE OF THE A. NICK KATZENSTEIN II REVOCABLE TRUST, U/A DATED JANUARY 17, 2007, and MR. A. NICK KATZENSTEIN, TRUSTEE ("Grantor"), by these presents, does hereby quitclaim and convey

unto ALFRED NICHOLAS KATZENSTEIN II, TRUSTEE, OF THE ALFRED NICHOLAS KATZENSTEIN II REVOCABLE TRUST DATED JANUARY 17, 2007 ("Grantee"), his successors and assigns, a one hundred percent (100%) interest in and to the following described property located in Davidson County, Tennessee:

See Legal Description attached as Exhibit A

This is improved property known as The West End, Unit No. 303, 110 31st Avenue, North, Nashville, in Davidson County, Tennessee 37203.

The legal description stated above has been taken from the prior three (3) Special Warranty Deeds conveying the interest in said property to Grantor and the draftsman assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 15 day of September, 2014.

GRANTOR:

A. Nick Katzenstein, Trustee of the A. Nick Katzenstein II Revocable Trust, U/A dated January 17, 2007

Mr. A. Nick Katzenstein, Trustee

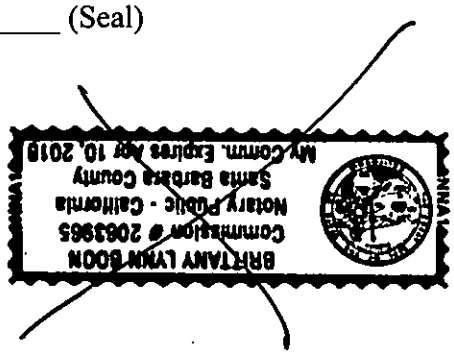
STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA)

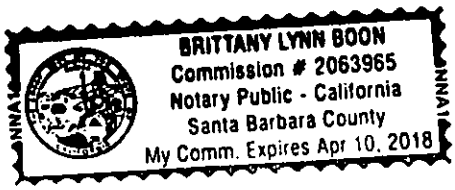
On September 15, 2014 before me, Brittany Lynn Boon, Notary Public (here insert name and title of the officer), personally appeared ALFRED NICHOLAS KATZENSTEIN II who proved to me on the basis of satisfactory evidence to be the person whose name subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)





THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSFER IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(4) OF THE TENNESSEE CODE ANNOTATED.

Alfred Nicholas Katzenstein II,
Trustee of The Alfred Nicholas Katzenstein II Revocable Trust dated January 17, 2007,
Grantee

Sworn and subscribed to before me this 16 day of SEPTEMBER, 2014.

My Commission Expires: _____

(See Attached)
Notary Public

CALIFORNIA JURAT WITH AFFIANT STATEMENT
GOVERNMENT CODE § 8202

☐ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1

_____
Signature of Document Signer No. 2 (if any)

State of California
County of Santa Barbara

Subscribed and sworn to (or affirmed) before me on this 16th day of September, 2014,
Date *Month* *Year*
by
(1) Alfred Nicholas Katzenstein II
(2) _____
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

BRITTANY LYNN BOON
Commission # 2063965
Notary Public - California
Santa Barbara County
My Comm. Expires Apr 10, 2018

Place Notary Seal Above

Signature _____
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

© 2013 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5910

Legal Description

Unit 303:

Land in Davidson County, Tennessee, Being Unit 303, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee as further amended Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 85, which is assigned as a Limited Common Element appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being same property conveyed to A. Nick Katzenstein, Trustee of the A. Nick Katzenstein II Revocable Trust, U/A Dated January 17, 2007, from West End Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed recorded as Instrument No. 20100121-0005419, Register's Office for Davidson County, Tennessee.

Parking Space Number P1-85:

Parking Space Number Pl-86, which is assigned as a Limited Common Element appurtenant to Unit 303 of the West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, and as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, and all exhibits thereto, as now or hereafter amended, and all instruments referred to therein as set forth in the Master Deed.

Being same property conveyed to A. Nick Katzenstein, Trustee of the A. Nick Katzenstein II Revocable Trust, U/A Dated January 17, 2007, from John E.

Osborne, by Special Warranty Deed recorded as Instrument No. 20110531-0041408, Register's Office for Davidson County, Tennessee.

Storage Space Number P-1:

Storage Space Number P1-6 , which is assigned as a Limited Common Element appurtenant to Unit 303 of the West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, and as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, and all exhibits thereto, as now or hereafter amended, and all instruments referred to therein as set forth in the Master Deed.

Being same property conveyed to Mr. A. Nick Katzenstein, Trustee, from West End Partners, LLC, a Tennessee limed liability company, by Special Warranty Deed recorded as Instrument No. 20100929-0077587 Register's Office for Davidson County, Tennessee.