Davidson County DEEDQC
Recvd: 07/08/15 13:36 6 pgs
Fees:32.00 Taxes:0.00
20150708-0066249

**After Recording Return To:**
**Unisource**
**2530 Red Hill Ave #110**
**Santa Ana, CA 92705**
UNLS1030763

**Prepared:** P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
**PREPARER NOT RESPONSIBLE FOR CLOSING**

**Map & Parcel:**
1-12-0B-492.00

# QUIT CLAIM DEED

[This deed is being executed to change spouse's name upon marriage]

**New Owner/ Property Being Conveyed**
James Wesley Tobitt
Allyssa Tobitt
1350 Rosa L Parks Boulevard, Unit 321
Nashville, TN 37208

**Send Tax Bills To:**
New Owner

**Mail Tax Statement To:**
New Owner

THIS INDENTURE, made this 4th day of June, 2015, between JAMES WESLEY TOBITT, also known as WESLEY TOBITT and ALLYSSA TOBITT, formerly known as ALLYSSA BEECHER, husband and wife, residing at 1350 Rosa L Parks Boulevard, Unit 321, Nashville, TN 37208 collectively hereinafter referred to as "**Party of the First Part**" and JAMES WESLEY TOBITT and ALLYSSA TOBITT, husband and wife as tenants by the entireties, collectively hereinafter referred to as "**Party of the Second Part.**"

**WITNESSETH**

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

**Situated in Davidson County, Tennessee and being further bounded and described as follows:**

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 321, WERTHAN LOFTS IV AND V CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20070117-0006776, AMENDED AT INSTRUMENT NO. 20071220-0146056, CORRECTED AT INSTRUMENT NO. 20080118-0006036, AMENDED AT INSTRUMENT NOS. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381 AND 20131230-0130918, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.**

**THIS CONVEYANCE IS SUBJECT TO:**

- **RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF WERTHAN LOFTS, AS RECORDED IN INSTRUMENT NO. 20070103-0001325, SAID REGISTER'S OFFICE.**

- **COVENANTS, CONDITIONS AND RESTRICTIONS FOR PHILLIPS-JACKSON STREET REDEVELOPMENT PLAN RECORDED IN BOOK 9183, PAGE 130 AND BOOK 11625, PAGE 280 AND INSTRUMENT NO. 20020425-0051069, SAID REGISTER'S OFFICE.**
- **LICENSE AGREEMENT RECORDED AT INSTRUMENT NO. 20090526-0048069, AMENDED AT INSTRUMENT NO. 20130222-0018099.**
- **EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE RECORDED AT INSTRUMENT NO. 20120831-0079083, SAID REGISTER'S* OFFICE CHARTER OF HOMEOWNERS ASSOCIATION RECORDED AT INSTRUMENT NOS. 20031027-0157822 AND 20080111-0003459.**
- **ALL MATTERS SET FORTH IN THE MASTER DEEDS OF RECORD IN INSTRUMENT NO. 20031023-0157113 , AS AMENDED BY INSTRUMENT(S) OF RECORD IN INSTRUMENT NOS. 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950, 20060901-0108138, 20070117-0006776 AND 20071220-0146056, CORRECTED AT INSTRUMENT NO. 20080118-0006036, AMENDED AT INSTRUMENT NOS. 20080211-0013846, 20110609-0044280, 20110713-0053571,20120723-0064381 AND 201301230-0130918, SAID REGISTER'S OFFICE.**
- **EASEMENT FOR DRIVEWAY AND WALKWAY ACCESS RECORDED IN INSTRUMENT NO. 20031023-0157114. EASEMENT FOR LIGHT, AIR AND VIEW RECORDED IN INSTRUMENT NO. 20080117-0005376, CORRECTED IN INSTRUMENT NO. 20080118-0005860.**
- **EASEMENT FOR PUBLIC WATER RECORDED IN INSTRUMENT NO. 20070906-0106750.**
- **EASEMENT FOR ALLEY RECORDED IN BOOK 4718, PAGE 619.**
- **EASEMENT FOR STORM DRAINAGE RECORDED IN INSTRUMENT NO. 20061113-0139884.**
- **EASEMENTS RECORDED IN BOOK 175, PAGE 137 AND BOOK 1291, PAGE 593.**
- **STORM WATER DETENTION AGREEMENT RECORDED AT INSTRUMENT NO. 20061113-0139906.**
- **EASEMENT FOR PARKING RECORDED AT INSTRUMENT NO. 20050202-0012491.**

**FURTHER MORE SUBJECT TO ALL MATTERS OF RECORD.**

**BEING THE SAME PROPERTY AS CONVEYED TO WESLEY TOBITT AND ALLYSSA BEECHER FROM JAMES S. WEINBERG AND MARY BETH CYSEWSKI, BY WARRANTY DEED RECORDED 03/10/2014 AS INSTRUMENT NO. 20140310-0015951 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.**

**PROPERTY ADDRESS:** 1350 Rosa L Parks Boulevard, Unit 321, Nashville, TN 37208

***The legal description was obtained from a previously recorded instrument.***

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

JAMES WESLEY TOBITT
also known as WESLEY TOBITT

ALLYSSA TOBITT
formerly known as ALLYSSA BEECHER

**STATE OF TENNESSEE** }

**COUNTY OF** Davidson }

On this 4 day of June, 2015, before me personally appeared JAMES WESLEY TOBITT, also known as WESLEY TOBITT and ALLYSSA TOBITT, formerly known as ALLYSSA BEECHER to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Ella K. Butler
NOTARY PUBLIC
Ella K. Butler

My Commission Expires: 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $10.00.

JAMES WESLEY TOBITT
also known as WESLEY TOBITT

Subscribed and sworn to before me this 4 day of June, 2015.

Ella K. Butler
NOTARY PUBLIC
Ella K. Butler

My Commission Expires: 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

EXHIBIT “A”

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 321, WERTHAN LOFTS IV AND V CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20070117-0006776, AMENDED AT INSTRUMENT NO. 20071220-0146056, CORRECTED AT INSTRUMENT NO. 20080118-0006036, AMENDED AT INSTRUMENT NOS. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381 AND 20131230-0130918, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF WERTHAN LOFTS, AS RECORDED IN INSTRUMENT NO. 20070103-0001325, SAID REGISTER'S OFFICE.

COVENANTS, CONDITIONS AND RESTRICTIONS FOR PHILLIPS-JACKSON STREET REDEVELOPMENT PLAN RECORDED IN BOOK 9183, PAGE 130 AND BOOK 11625, PAGE 280 AND INSTRUMENT NO. 20020425-0051069, SAID REGISTER'S OFFICE.

LICENSE AGREEMENT RECORDED AT INSTRUMENT NO. 20090526-0048069, AMENDED AT INSTRUMENT NO. 20130222-0018099.

EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE RECORDED AT INSTRUMENT NO. 20120831-0079083, SAID REGISTER'S* OFFICE

CHARTER OF HOMEOWNERS ASSOCIATION RECORDED AT INSTRUMENT NOS. 20031027-0157822 AND 20080111-0003459.

ALL MATTERS SET FORTH IN THE MASTER DEEDS OF RECORD IN INSTRUMENT NO. 20031023-0157113 , AS AMENDED BY INSTRUMENT(S) OF RECORD IN INSTRUMENT NOS. 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950, 20060901-0108138, 20070117-0006776 AND 20071220-0146056, CORRECTED AT INSTRUMENT NO. 20080118-0006036, AMENDED AT INSTRUMENT NOS. 20080211-0013846, 20110609-0044280, 20110713-0053571,20120723-0064381 AND 201301230-0130918, SAID REGISTER'S OFFICE.

EASEMENT FOR DRIVEWAY AND WALKWAY ACCESS RECORDED IN INSTRUMENT NO. 20031023-0157114.

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EASEMENT FOR PUBLIC WATER RECORDED IN INSTRUMENT NO. 20070906-0106750.

EASEMENT FOR ALLEY RECORDED IN BOOK 4718, PAGE 619.

EASEMENT FOR STORM DRAINAGE RECORDED IN INSTRUMENT NO. 20061113-0139884.

EASEMENTS RECORDED IN BOOK 175, PAGE 137 AND BOOK 1291, PAGE 593.

STORM WATER DETENTION AGREEMENT RECORDED AT INSTRUMENT NO. 20061113-0139906.

EASEMENT FOR PARKING RECORDED AT INSTRUMENT NO. 20050202-0012491.

Deed Type: Warranty Deed

Grantors: JAMES S. WEINBERG AND MARY BETH CYSEWSKI

Grantees: WESLEY TOBITT AND ALLYSSA BEECHER

Dated: February 28, 2014

Recorded Date: March 10, 2014

Consideration: $10.00

DBV: 20140310-0019591

Parcel No.: 1-12-0B-492.00

# True Copy Certification

I, **Kevin Bui**, 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.

Signature

Kevin Bui

State of **California**

County of **Orange**

Patrice Jobin

Personally appeared before me, ~~[Name of Notary]~~, a notary public for this county and state, [ Kevin Bui ] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Patrice Jobin

My Commission Expires: 12-29-2016

Notary' Seal (if on paper)

