QUITCLAIM DEED

FROM: Beverly M. Zak

TO: Robert L. Chen

This document was prepared by:
P. Marlene Boshears, Esq.
Boshears Law
3326 Aspen Grove Drive
Suite 240
Franklin, Tennessee 37067

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5)

Address of New Owner(s):	**Send Tax Bills To:**	**Map-Parcel Numbers:**
1123 Lipscomb Drive Nashville, TN 37204	(SAME)	093090A01800

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Beverly M. Zak v. Robert L. Chen, Civil Action No. 15D-656, 3rd Circuit of Davidson County, Tennessee and that there was no other consideration given for the transfer.

_____
Affiant

Given under my hand this ____ day of _____, 20___.

_____
Notary Public

My Commission Expires: _____

Bill Garrett Davidson County
Batch# 107058 DEEDQC
06/21/2018 09:28:26 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20180621-0059825

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled Beverly M. Zak v. Robert L. Chen, Civil Action No. 15D-656 in the 3rd Circuit Court for Davidson County, Tennessee. Accordingly, Beverly M. Zak does hereby quitclaim unto the said Robert L. Chen, his heirs, successors, and assigns, all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to –wit:

Unit 606 as set setforth in that Master Deed for The Rhythm at Music Row, a Condominium, of record as Instrument No. 20070725-0088390, as amended and or restated from time to time (the "Master Deed") and creating a horizontal property regime upon land described as follows:

Land Lying in the 19th Councilmanic District of Nashville, Davidson County, Tennessee and being more particularly described as follows:

Being part of the property conveyed to Pinnacle National Bank by deed from Ernest B. Williams, IV, Successor Trustee appearing of record in Instrument No. 20110906-0068942, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20081201-0116444, Instrument No. 20060331-0036680, Instrument No. 20070725-0088390, Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20090608-0053187, Instrument No. 20110324-0022950, Instrument No. 20110906-0068936, all of record in said Register's Office; to the Master Deed for The Rhythm at Music Row of record in Instrument No. 20070725-0088390, of said Register's Office; to a Stormwater Detention Agreement of record in Instrument No. 20070423-0067689, of said Register's Office; to a Right-of-Entry of record in Instrument No. 20070430-0050890, of said Register's Office; to the

Arts Center Redevelopment Plan of record in Book 10965, page 404, and Book 11625, page 252, both of record in said Register's Office; to a Driveway Agreement as referenced in Instrument No. 20030131-0014020, of said Register's Office; and to the zoning regulations of the appropriate governmental body.

Being the same property conveyed to Robert L. Chen and Beverly M. Zak, husband and wife, by Arts Center Redevelopment Plan of record in Book 10965, page 404, and Book 114625, page 252, both of record in said Register's Office; to a Driveway Agreement as referenced in Instrument Nol. 20030131-0014020, of said Register's Office; and to the zoning regulations of the appropriate governmental body.

This is improved property having an address of 1510 Demonbreun Street, Unit 606, Nashville, Tennessee 37203.

Witness my hand this 13 day of JUNE, 2018.

BEVERLY M. ZAK

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Beverly M. Eak whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 13th day of June, 2018.

SHERRY G. WINECOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires DEC. 7, 2020

Notary Public

My Commission Expires: 12-7-2020