Karen Y Johnson Davidson County
Batch# 142571 DEEDQC
09/19/2018 08:25:03 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180919-0092725

Instrument Prepared by:
One Trusted Advisor Attorneys
100 Winners Circle, Suite 220
Brentwood, TN 37027

ADDRESS NEW OWNER:
Scott Thomas Robertson and Michelle Leduc Robertson, Trustees
6613 Sussex Circle
Nashville, TN 37205

SEND TAX BILL TO:
Owner

Map - Parcel Numbers
093-06-0A-207.00

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Michelle Leduc Robertson and Scott Thomas Robertson, wife and husband, (herein "Grantors") have this day bargained and sold and do by these presents sell, transfer and convey unto:

Scott Thomas Robertson and Michelle Leduc Robertson, Trustees under the Robertson Marriage Trust dated September 11, 2018 (herein "Grantee"), its successors and assigns, all my right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1411 of Encore, a Residential Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Encore, a Residential Condominium of record in Instrument Number 20080225-0018429, and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Michelle Leduc Robertson and Scott Thomas Robertson, wife and husband, by Warranty deed from Eric J. Huemmer, Jr. and Michelle P. Huemmer, husband and wife, of record in Instrument No. 20171002-0100278 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 2, 2017.

This conveyance is subject to:

•Subject to all matters shown on the Plan of record as Instrument Number 20060411-0041760, Register's Office of Davidson County, Tennessee.
•Terms and conditions of the Rutledge Hill Redevelopment Plan of record in Book 7804, Page 983 and Book 10512, Page 477, Instrument Number 20060504-0051825, in the Register's Office for Davidson County, Tennessee.
• Restrictions set forth in Quit Claim Deed of record in Instrument Number 20060607-0067537, in the Register's Office for Davidson County, Tennessee.
•Notice of Land Use Restrictions of record in Instrument Number 20091214-0113967, in the Register's Office for Davidson County, Tennessee.
• Stormwater Quality Agreement of record in Instrument Number 20060406-0039472, in the Register's Office for Davidson County, Tennessee.
•Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080225-0018425, First Amendment to the Master Deed for Encore, a Master Condominium, recorded as Instrument No.20111104-0086473, Second Amendment to the Master Deed for Encore, a Master Condominium, recorded as Instrument No. 20111215-0097929 and Attorney's Certificate recorded as Instrument No.20080225-0018426, Register's Office for Davidson County, Tennessee.
• Charter for Encore Master Condominium Association of record in Instrument Number 20080225-0018424, in the Register's Office for Davidson County, Tennessee.
•Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080225-0018429 and Attorney's Certificate recorded as Instrument No. 20080225-0018430, Register's Office for Davidson County, Tennessee.
• Charter for Encore Residential Condominium Association of record in Instrument Number 20080225-0018428, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is improved property commonly known as: 301 Demonbreun St #1411, Nashville, Tennessee 37201.

The Grantors and Grantee are one and the same persons.

The legal description is the same as the previous instrument of record.

The terms and provisions of the Tenancy by the Entirety Trust Code as applicable and as found at T.C.A. 35-15-510 shall apply to this property and or its proceeds.

IN WITNESS WHEREOF, I have hereunto set my signature this 11th day of September, 2018.

Scott Thomas Robertson

Michelle Leduc Robertson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this the 11th day of September, 2018, before me, a Notary Public, personally appeared Scott Thomas Robertson and Michelle Leduc Robertson 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 such persons executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Karen E McGee
Notary Public

KAREN E MCGEE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2021

My commission expires: 10/17/2021

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

Kaitlyn Sikes
AFFIANT

Subscribed and sworn to before me this
11th day of September, 2018.

Karen E McGee
Notary Public

My commission expires: 10/17/2021

KAREN E MCGEE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2021