Karen Johnson Davidson County
Batch# 242050 DEEDQC
06/11/2019 04:09:12 PM 3 pgs
Fees: $22.00 Taxes: $0.00
20190611-0056199

This Instrument Prepared By:
Keene W. Bartley
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NOS.
Glenn H. Booth, Jr. & wife, Marylee Booth 3818 West End Ave., Unit 103 Nashville, TN 37205	Same	104-09-0K-103.00 CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Glenn H. Booth, Jr.

Sworn to and subscribed before me this the 5th day of June, 2019.

Notary Public

My Commission Expires: 3-7-23

EMILY L OLAF
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and no monetary consideration and for the express purpose of making a reconveyance to **Glenn H. Booth, Jr. and wife, Marylee Booth**, for the creation of a tenants by the entireties estate, I, **Glenn H. Booth, Jr.** do hereby quitclaim and convey to **Keene W. Bartley, Trustee**, his successors and assigns, the following tract of land:

Land in Davidson County, Tennessee, being Unit No. 103, on the Horizontal Property Regime for The Montclair, as recorded in the Master Deed of record in Book 7332, page 380, amended in Book 7902, page 113 and by Second Amendment in Instrument No. 20021231-0162451 and by Third Amendment in Instrument No. 20030113-0005471, Register's Office for Davidson County, Tennessee, to all of

which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to GLENN H. BOOTH, JR., married, by deed from Anne K. Brown and husband, John P. Brown, dated December 12, 2017, as of record in Instrument No. 20171215-0128110, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par.104-09-0K-103.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 6900, page 954, said Register's Office.

Master Deed of record in Book 7332, page 380, amended in Book 7902, page 113 and Instrument No. 20021231-0162451 and Instrument No. 20030113-0005471, said Register's Office.

By-Laws of The Montclair Homeowner's Association in Book 7902, page 132, said Register's Office.

Reservation of property with easement therein in deed of record in Book 6846, page 833 and deed of confirmation and correction of record in Book 6881, page 926 and Book 7902, page 109, said Register's Office.

Grant of Easement for encroachment of record in Book 7902, page 145, said Register's Office.

Restrictive Covenants contained in Deed of record in Book 6846, page 838, said Register's Office.

This is improved property located at 3818 West End Avenue, #103, Nashville, TN 37205.

Legal description taken from prior deed of conveyance. Said property is conveyed subject

to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said **Keene W. Bartley, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out hereinabove, do hereby convey, remise, release and forever quitclaim unto **Glenn H. Booth, Jr. and Marylee Booth** as husband and wife, their heirs and assigns, the same property hereinabove, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the property as described hereinabove, as above set forth or as of record in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on this the 5 day of June, 2019

Glenn H. Booth, Jr.

Keene W. Bartley, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named **Glenn H. Booth, Jr. and Keene W. Bartley, Trustee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal, on this the 5th day of June, 2019

Notary Public

My Commission Expires: 3-7-23

EMILY L OLAF
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON