STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration for this transfer is *NONE*.

Affiant

Subscribed and sworn to before me on
this 1ST day of OCTOBER, 2019.

Notary Public

JUSTIN S MCDANIEL NOTARY PUBLIC EXPIRES TENNESSEE Aug 22, 2021 RUTHERFORD COUNTY

My Commission Expires: AUG. / 22 / 2021

THIS INSTRUMENT WAS PREPARED BY:
Christopher D. Cravens, Esq.
BURROW & CRAVENS, P.C.
112 30th Avenue North
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 296758 DEEDQC
10/07/2019 09:38:52 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191007-0102245

SEND TAX BILLS TO:
Ameris Bank
1800 Parkway Place
Suite 820
Marietta, GA 30067

ADDRESS NEW OWNERS AS:
Anthony Demaio and Roxanne Marie Wilson
555 Church Street, Apartment 2102
Nashville, TN 37219-2329

MAP/PARCEL NUMBER:
093-06-1C-105.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, I,

Anthony Demaio, have this day bargained and sold and by these presents do hereby transfer and convey unto my wife, Roxanne Marie Wilson, her heirs and assigns, such of my right, title and interest in and to certain improved real property in Davidson County, Tennessee known as 555 Church Street, Apartment 2102, Nashville, Tennessee 37219-2329, as will create a tenancy by the entirety in and to said improved real property, which is more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. FU-2102 of Cumberland Penthouses, 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 Cumberland Penthouses of record in Instrument Number 20050405-037081, as amended and Restated by Instrument No. 20050527-0060253, 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 said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Anthony Demaio by Warranty Deed from James M. Bianco, of record as Instrument No. 20160720-007455, Register's Office for Davidson County, Tennessee, recorded on July 20, 2016.

This conveyance is subject to:

- Taxes for the year 2019.
- All matters shown on the Plan of record in Plat Book 8250, Page 512, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Cumberland Penthouses of record in Instrument Number 20050405-0037081, as amended and restated in Instrument No. 20050527-0060253, Instrument No. 20090320-0025437 and Instrument No. 20120820-0074399, Register's Office for Davidson County, Tennessee.
- Restrictions, building lines and easements for Capitol Mall Redevelopment Project of record in Book 7423, Page 374, amended in Book 8421, page 587, Book 9208, page 613, Book 10512, page 464 and Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, 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 known as: 555 Church Street, Apt. 2102, Nashville, Tennessee 37219-2329.

This conveyance is made pursuant to the provisions of Section 66-1-109, Tenn. Code Ann., and for the express purpose of creating a tenancy by the entirety in the above-described property in said Anthony Demaio and wife, Roxanne Marie Wilson, so that the entire property, upon death of either, will pass to the other.

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

WITNESS my hand this 1 day of October, 2019.

Anthony Demaio

STATE OF TENNESSEE)
) S/S
COUNTY OF Rutherford)

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named grantor, Anthony Demaio, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal, this the 1ST day of OCTOBER, 2019.

NOTARY PUBLIC

My Commission Expires: AUG. / 22 / 2021.

JUSTIN S MCDANIEL NOTARY PUBLIC RUTHERFORD COUNTY TENNESSEE EXPIRES Aug 22, 2021