This instrument prepared by Jennifer F. Franks, Attorney, P. O. Box 90, Columbia, Tennessee 38402-0090.

Tax Parcel #104 02 4C 089.00
Property Address: 110 31st Avenue North Nashville, TN 37203

Karen Johnson Davidson County
Batch# 312430 DEEDQC
11/06/2019 02:39:03 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191106-0114782

Send Tax Bills to:
Margaret B. Hardison
110 31st Avenye North
Nashville, TN 37203

QUITCLAIM DEED

WHEREAS, pursuant to the Divorce Decree dated October 4, 2019 entered by the Chancery Court in Maury County in Case No. 18-260, Grantor and Grantee were divorced and all marital bonds between them were severed; and

WHEREAS, said Divorce Decree is now final and the time for appealing said Decree has passed; and

WHEREAS, in said Divorce Decree, the Court approved the Property Settlement agreement between Grantor and Grantee wherein Grantor agreed to transfer all his right, title and interest in and to the tract of land described hereinabove.

NOW, THEREFORE, for and in consideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid, and pursuant to the terms of said Property Settlement Agreement approved in the Divorce Decree, Carter L. Hardison, the Grantor, does hereby remise, release and forever quitclaim unto Margaret Bren Hardison, the Grantee, her heirs and assigns, all of her right, title and interest in and to a certain tract of land in Davidson County, Tennessee.

Land in Davidson County, Tennessee, Being Unit 805, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, and as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 2009-0512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 18, which is assigned as a Limited Common Element appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Carter L. Hardison and Margaret B. Hardison by

instrument of record in **Deed Book 20091217-0115065** in the Davidson County, Tennessee Register of Deeds office.

This is improved property located at The West End, Unit No. 805, 110 31st Avenue North, Nashville, TN 37203.

This conveyance is subject to the following encumbrances (collectively, the "Permitted Title Exceptions"):

1. All taxes for the year of 2010 and subsequent years, special assessments and other assessments and liens, whether or not they are of record.
2. Applicable zoning ordinances and all other restrictions and regulations imposed by government authorities.
3. All of terms, provisions, conditions, right, privileges, obligations, easements and liens set forth and contained in the Master Deed for The West End, a Condominium, of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, and all exhibits thereto, as now or hereafter amended, and all instruments referred to therein.
4. All of the terms and provisions of the Bylaws of the West End Condominium Association of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee.
5. All matters shown on the Plan of record in Plat Book 57, Page 46, Register's Office for Davidson County, Tennessee.
6. Agreement fir Dedication of Easements for Storm Drainage of record as Instrument No. 20051013-0123589, Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement of record as Instrument No. 20051013-0123588, Register's Office for Davidson County, Tennessee.
8. Application to Combine Parcels of record as Instrument No. 20051123-0141766, Register's Office for Davidson County, Tennessee.
9. Article of Conversion to LLC of record as Instrument No. 20050921-0113643, Register's Office for Davidson County, Tennessee.
10. All other covenants, terms, provisions, conditions, reservations, restrictions, agreements and easements of record which affect the Unit.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

IN WITNESS WHEREOF, I, Carter Layne Hardison, have executed this instrument on this the 1 day of Nov, 2019.

CARTER LAYNE HARDISON

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned authority, a Notary Public in and for the above County and State, the within named CARTER LAYNE HARDISON the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and seal at office, in Columbia, TN, this 1st day of November, 2019.

NOTARY PUBLIC

My commission expires: 09-22-2020

APRIL WATSON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF MAURY

This conveyance is made pursuant to settlement of marital rights in a divorce action and therefore exempt from taxation pursuant to T.C.A. 67-4-409(a)(3)(E).

STATE OF TENNESSEE
COUNTY OF MAURY

This conveyance is made pursuant to settlement of marital rights in a divorce action and therefore exempt from taxation pursuant to T.C.A. 67-4-409(a)(3)(E).

Margaret Bren Hardison
Affiant

Subscribed and sworn to before me this 4 day of October, 2019.

NOTARY PUBLIC

My Commission Expires: 8-22-23

JENNIFER FRANKS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Send Tax Bills to: Owner
Margaret B. Hardison
110 31st Avenue North
Nashville, TN 37203