Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deeds of record.

Karen Johnson Davidson County
Batch# 351680 DEEDQC
01/31/2020 03:08:18 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200131-0011821

WESNOTH PARTNERS

TO: QUITCLAIM DEED

WESNOTH PARTNERS, LLC

THIS QUITCLAIM DEED OF REALTY, executed as of the 31 day of December, 2019, by Grantor, WESNOTH PARTNERS, a Tennessee General Partnership, to Grantee, WESNOTH PARTNERS, LLC, a Tennessee limited liability company,

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title and interest, in and to certain realty situated in Davidson County, Tennessee, and being bounded described as follows:

PARCEL ONE: 2929 Selena Drive A-10 Nashville, Tennessee 37211

A certain condominium located in Davidson County, Tennessee, being Unit No. 10, Building "A" of Kingswood Condominiums, 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 Kingswood Condominiums of record in Book 6058, Page 320, 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 the Site Plan of record in Plat Book 5200, Page 520, in said Register's Office; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Master Deed.

- All matters shown on Plan of record in Plat Book 5200, Page 520;
- Master Deed of record in 5552, Page 732 and Book 6058, Page 320;
- HOA Charter of record in Book 6092, Page 579;
- Restrictions of record in Book 909, Page 48, Book 919, Page 393, Book 928, Page 752, Book 1001, Page 539, Book 946, Page 252, Book 1579, Page 387 and Book 1581, Page 55;
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3645, Page 9, Book 3822, Page 25, Book 4259, Page 977 and Book 4260, Page 332;
- Easement to Bell South of record in Book 11362, Page 523, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

BEING the same property conveyed to Wesnoth Partners by Warranty Deed from Pamela Suzan Chambers, dated September 22, 2017 and recorded September 26, 2017 at 12:07 PM of record in Instrument Number 20170926-0098458 Register's Office for Davidson County, Tennessee.

PARCEL TWO: 2929 Selena Drive A-14, Nashville, Tennessee 37211

Unit No. 14, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register' s Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

BEING the same property conveyed to Wesnoth Partners by Warranty Deed from Craig Alan Campbell, and Amber Leigh Roark, dated May 4, 2017 and recorded May 10, 2017 at 11:06 AM of record in Instrument Number 20170510-0046402 Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY OR THE ACCURACY OF THE INFORMATION RECEIVED.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

WESNOTH PARTNERS

By: _____
IAN PREBLE, Member for the
Preble Organization, LLC, Partner
Grantor

STATE OF TENNESSEE :
:
COUNTY OF MONTGOMERY :

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared IAN PREBLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member/Partner for Preble organization, LLC authorized to sign on behalf of WESNOTH PARTNERS, the within named bargainor, a general partnership, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Partner/Member.

Witness my hand and seal at office this the 31 day of December, 2019.

My Commission Expires:
2/18/2020.

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

_____
Notary Public

Property Owners Name
And Mailing Address:

WESNOTH PARTNERS, LLC
P.O. Box 101325
Nashville, TN 37224

Person or Entity Responsible for
Payment of Property Taxes:

SAME / OWNER

Property Addresses:

Parcel One:
2929 Selena Drive A-10
Nashville, Tennessee 37211

Map and Parcel No.:

119 14 0A 010.00

Parcel Two:
2929 Selena Drive A-14 119 14 0A 014.00
Nashville, Tennessee 37211

STATE OF TENNESSEE, MONTGOMERY COUNTY
The actual consideration given for this conveyance is **$-0-**

Affiant

Subscribed and sworn to before me this the
31 day of December, 2019.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/18/2020

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY