QUIT CLAIM DEED

Karen Johnson Davidson County
Batch# 353310 DEEDQC
02/04/2020 12:44:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200204-0012949

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.0

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF JANUARY, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/12/23

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Trevor Bonnstetter	Same	093 06 0A 068.00
301 Demonbreun St., Unit 710		
Nashville, TN 37201		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TT BONN, LLC, a Kentucky limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

TREVOR BONNSTETTER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 301 Demonbreun St., Unit 710, Nashville, TN 37201

Witness its hand on the 31st day of January, 2020.

TT BONN, LLC

by: Trevor Bonnstetter
its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, Trevor Bonnstetter , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the President of TT BONN, LLC, the within named barganor, a corporation, and that Trevor Bonnstetter, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee , this 31st day of January, 2020.

Notary Public

My Commission Expires: 2/12/23

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File # 19-1510KH

EXHIBIT A - LEGAL DESCRIPTION

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 710 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429, as amended in Instrument Nos. 20151203-0122000, 20170324-0029048 and 20181016-0102535 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, as amended in Instrument Nos. 20111104-0086473 and 20111215-0097929, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to TT Bonn, LLC, by Warranty Deed from Carolyn S. Lipp, Trustee of The Carolyn S. Lipp Living Trust, established by the Revocable Trust Agreement of Carolyn S. Lipp, dated October 31, 2006 of record in Instrument No. 20181101-0108125, in the Register's Office of Davidson County, Tennessee, dated October 30, 2018 and recorded on November 01, 2018.

Being the same property conveyed to Carolyn S. Lipp, Trustee of The Carolyn S. Lipp Living Trust, established by the Revocable Trust Agreement of Carolyn S. Lipp, dated October 31, 2006, by Warranty Deed from Carolyn S. Lipp of record in Instrument No. 20120725-0065481, in the Register's Office of Davidson County, Tennessee, dated July 11, 2012 and recorded on July 25, 2012.

Being the same property conveyed to Carolyn Lipp, by Warranty Deed from Encore Phase I Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20110617-0046502, in the Register's Office of Davidson County, Tennessee, dated June 16, 2011 and recorded on June 17, 2011.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY