Karen Johnson Davidson County
Batch# 460404 DEEDQC
08/20/2020 08:11:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200820-0093743

QUITCLAIM DEED	State of Tennessee)) County of Davidson) The actual consideration or value, whichever is greater, for this transfer is $ 10 Affiant Subscribed and sworn to before me, this the 6 day of August, 2020. Notary Public My Commission Expires: 3-8-2024 (AFFIX SEAL)

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This instrument prepared by:

First Community Title & Escrow, 200 East Main Street, McMinnville, TN 37110

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Lonnie Ray, LLC 610 21st Avenue North, Unit 304 Nashville, TN 37203	Lonnie Ray, LLC 610 21st Avenue North, Unit 304 Nashville, TN 37203	092 07 0I 304.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **PATRICK R. WATERS and STEFANIE COLE WATERS**, husband and wife, do hereby convey, transfer, remise, release and forever quitclaim unto **LONNIE RAY, LLC**, its successors and assigns, all of our right, title and interest in a certain tract of land lying and being in DAVIDSON COUNTY, TENNESSEE, and more fully described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 304, The 1865, A Condominium, and described in a Declaration Establishing The 1865, A Condominium, of record in Instrument No. 20190314-0023483 and amended in Instrument Numbers 20190712-0068003, 20191007-0102697, and 20191010-0104084, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

This conveyance is subject to:

- Taxes for 2020 and subsequent years a lien not due and payable.
- Subject to all matters shown on the Plans of record as Instrument Nos. 20040929-0117201 and 20160914-0096846, Register's Office for Davidson County, Tennessee.
- Declaration of record in Instrument No. 20190314-0023483, amended in Instrument Nos. 20190712-0068003, 20191007-0102697 and 20191010-0104084, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20190314-0023482, Register's Office for Davidson County, Tennessee.
- Ingress/egress and P.U.D.E. as shown on the Plat of record in Instrument No. 20160914-0096846, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180228-0018696, Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 1755, Page 4, Register's Office for Davidson County, Tennessee.
- Right of Way for the Louisville and Nashville Railroad.
- Any and all existing easements and restrictions as shown of record not stated herein.

Being the property conveyed to Patrick R. Waters and Stefanie Cole Waters, husband and wife, by Warranty Deed from The 1865 Condominiums, LLC, dated December 17, 2019, of record in Instrument No. 20191220-0131542, Register's Office for Davidson County, Tennessee.

This is improved property known as: **610 21st Avenue North, Nashville, Tennessee 37203.**

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

WITNESS our hand this 15 day of August, 2020.

PATRICK R. WATERS

STEFANIE COLE WATERS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public for the State of Tennessee, the within named Bargainors, **PATRICK R. WATERS and STEFANIE COLE WATERS**, husband and wife, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged the execution of the foregoing instrument for the reasons therein contained.

Witness my hand this the 15 day of August, 2020.

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Douglas R. Sipes
Commission Expires
03-08-2021

My commission expires: _____

Notary Public for the State of Tennessee