Karen Johnson Davidson County
Batch# 508251 DEEDQC
11/03/2020 11:06:56 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201103-0128455

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRJR)
3102 WEST END AVENUE, SUITE 400
NASHVILLE, TENNESSEE 37203

QUITCLAIM DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Walter L. Timmons, Jr. and Willa Kay Chinn 3737 West End Avenue #305 Nashville, TN 37205-2459	SAME	104090J30500C0

FOR AND IN CONSIDERATION OF no monetary consideration, but for the purpose of creating a joint tenancy with right of survivorship in and to the Property, as hereinafter defined, I, WALTER L. TIMMONS, JR., by these presents and for these purposes, do hereby quitclaim and convey unto CHARLES B. REASOR, JR., TRUSTEE, his successors and assigns, all of my interest in certain real property (the "Property") in Davidson County, Tennessee, more particularly described in Exhibit "A," which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration actually received for this conveyance as provided in T.C.A. § 67-4-409 is $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of October, 2020.

JAN MINSHALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

NOTARY PUBLIC

MY COMMISSION EXPIRES:
1-3-2022

This is improved property known as 3737 West End Avenue, #305, Nashville, Tennessee 37205-2459.

NOW, THEREFORE, I, CHARLES B. REASOR, JR., TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto WALTER L. TIMMONS, JR. and WILLA KAY CHINN, as joint tenants with right of survivorship, all of my interest in the Property.

IN WITNESS WHEREOF, the parties hereto have set their respective hands on this the 28th day of October, 2020.

CHARLES B. REASOR, JR., TRUSTEE

WALTER L. TIMMONS, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Mitchell, a Notary Public in and for said State and County, the within named WALTER L. TIMMONS, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument with full knowledge of its contents and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 28th day of October, 2020.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Expires JAN. 3, 2022

MY COMMISSION EXPIRES:
1-3-22

[Additional acknowledgment on following page]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall a Notary Public in and for said State and County, the within named CHARLES B. REASOR, JR., TRUSTEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument with full knowledge of its contents and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 30th day of October, 2020.

NOTARY PUBLIC

JAN MINSHALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

MY COMMISSION EXPIRES:
1-3-22

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 305 of The Westbury Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Section 66-27-101 through 66-27-123) and the provisions of the Master Deed for The Westbury Condominiums of record in Book 6819, Page 210, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 6819, Page 239, said Register's Office, as amended by First Amendment to Master Deed of record in Book 6886, Page 662, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit; and amended by 2nd Amendment to Master Deed of record in Book 6958, Page 220, and as further amended by Fourth Amendment to Master Deed of record in Instrument Nos. 20000606-0055942 and 20140717-0063499, said Register's Office.

Together with the undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interest appertaining to said unit pursuant to the Master Deed.

Together with Allocated Parking Space Nos. 1 and 23 and Reserved Space Parcel No. S-10 which are hereby allocated to the aforesaid unit as an insurable appurtenance thereto as provided in the Master Deed.

BEING the same property conveyed to Walter L. Timmons, Jr., by Charles H. Warfield, Trustee of The Martha H. Warfield Family Trust by Warranty Deed recorded as Instrument No. 20170224-0018934, in the Register's Office for Davidson County, Tennessee.