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.

WESNOTH PARTNERS, LLC

TO: QUITCLAIM DEED

WESNOTH II REVOCABLE TRUST AGREEMENT, dated December 30, 2020

THIS QUITCLAIM DEED OF REALTY, executed as of the 30th day of December 2020, by Grantor, WESNOTH PARTNERS, LLC, a Tennessee limited liability company, to Grantee, WHITE HORSE PROPERTIES, LLC as Trustee of the WESNOTH II REVOCABLE TRUST AGREEMENT, dated December 30, 2020,

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, UNIT A10

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

Karen Johnson Davidson County
Batch# 543728 DEEDQC
12/30/2020 02:46:33 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20201230-0154797

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, LLC, a Tennessee limited liability company by Quitclaim Deed from Wesnoth Partners, a Tennessee General Partnership, dated December 31, 2019 and recorded January 31, 2020 at 3:08 PM of record in Instrument Number 20200131-0011821, Register's Office for Davidson County, Tennessee.

PARCEL TWO: 2929 SELENA DRIVE, UNIT C47

Being Unit No. 47 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 6038, Page 320, said Register's Office.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6058, Page 320, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or {b) relates to handicap but does not discriminate against handicapped persons.
- Restrictive covenants contained in deed from Airdrie Land Company to Alfred I. Roehm, dated July 18, 1932, filed July 25, 1932 of record in Book 909, Page

48, in the Register's Office for Davidson County, Tennessee.

- Restrictive covenants contained in deed from Airdrie Land Company to Alfred I. Roehm and wife, dated April 9, 1934, filed April 26, 1934 of record in Book 919, Page 398, in the Register's Office for Davidson County, Tennessee.
- Restrictive covenants contained in deed from Airdrie Land Company to Nashville Trust Company dated March 5, 1934, filed March 29, 1934 of record in Book 928, Page 752, as amended by instrument dated February 17, 1937, filed February 24, 1937 of record in Book 1001, Page 539, in the Register's Office for Davidson County, Tennessee.
- Restrictive covenants contained in deed from Nashville Trust Company to F. T. Read and wife, dated September 5, 1934, filed September 8, 1934 of record in Book 946, Page 252, in the Register's Office for Davidson County, Tennessee.
- Restrictive covenants contained in deed from Nashville Trust Company to W.B. Richards, dated September 4, 1934, filed September 11, 1934 of record in Book 919, Page 628, which are the same as in Book 946, Page 252, in the Register's Office for Davidson County, Tennessee.
- Restrictive covenants contained in deed from Alfred I. Roehm and wife, to Arthur Crownover, Jr., dated March 26, 1948, filed April 7, 1948 of record in Book 1579, Page 387, in the Register's Office for Davidson County, Tennessee.
- Restrictive covenants contained in deed from Arthur Crownover, Jr., and wife, to Alfred I. Roehm and wife, dated March 26, 1948, filed April 12, 1948 of record in Book 1581, Page 55, which are the same as in Book 1579, Page 387, in the Register's Office for Davidson County, Tennessee.
- The Plan of record in Book 5200, Page 233, said Register's Office, as corrected by Surveyor's Certificate of Correction, of record in Book 5565, Page 424, said Register's Office, shown an Owner's Certificate, certain public utility and sewer easements, to which plat reference is here made for the location and dimensions.
- Easements for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Nashville Boy's Club, Inc., across premises of record in Book 3645, Page 9; Book 3822, Page 25; Book 4259, Page 977; and Book 4260, Page 332, in the Register's Office for Davidson County, Tennessee.
- Lease Agreement dated April 24, 1979, by and between Solon Automated Service and Kingswood Kastle Apartment of record in Book 5585, Page 985 and Bill of Sale of record in Book 5585, Page 989, in the Register's Office for Davidson County, Tennessee.
- Subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws of record in Book 6058, Page(s) 322 and 359, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 11362, Page 523, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

BEING the same property conveyed to Wesnoth Partners, LLC, a Tennessee limited liability company by Quitclaim Deed from Great Improvements Partnership, a Tennessee General Partnership, dated December 17, 2019 and recorded February 11, 2020 at 3:03 PM of record in Instrument Number 20200211-0015733, Register's Office for Davidson County, Tennessee.

PARCEL THREE: 2929 SELENA DRIVE, UNIT E86

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 86, Building E, as shown on the Site Plan of Kingswood Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed for Kingswood, of record in Book 6058, page 322, Register' s Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6058, page 359, said Register's Office, together with the undivided percentage interest in the common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Kingswood Condominiums, of record in Book 5200, page 520, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Wesnoth Partners, LLC, a Tennessee limited liability company by Quitclaim Deed from E. P. Partners, a Tennessee General Partnership, dated September 13, 2019 and recorded September 18, 2019 at 7:59 AM of record in Instrument Number 20190918-0094371, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Any and all existing easements and restrictions as shown of record not stated herein

PARCEL FOUR: 2929 SELENA DRIVE, UNIT J130

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 130, Building J, as shown on the Site Plan of Kingswood Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated and as established by a Master Deed for Kingswood, of record in Book 6058, page 322, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6058, page 359, said Register's Office, together with the undivided percentage interest in the common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Kingswood Condominiums, of record in Book 5200, page 520, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Wesnoth Partners, LLC, a Tennessee limited liability company by Quitclaim Deed from 2929 New Horizon Property Partnership, a Tennessee General Partnership, dated September 13, 2019 and recorded September 18, 2019 at 7:59 AM of record in Instrument Number 20190918-0094372, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Any and all existing easements and restrictions as shown of record not stated herein

PARCEL FIVE: 2929 SELENA DRIVE, UNIT K157

Land in Davidson County, Tennessee, being Unit No. 157, Building K, on the plan of Kingswood Condominiums, of record in Plat Book 5200, Page 520, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Kingswood, a horizontal, property regime established by Master Deed of record in Book 6058, Page 320, said Register's Office for Davison County, Tennessee.

BEING the same property conveyed to Wesnoth Partners, LLC, a Tennessee limited liability company by Warranty Deed from Music City Holdings, LLC, a Tennessee limited liability company, dated June 18, 2020 and recorded July 9, 2020 at 12:26 PM of record in Instrument Number 20200709-0074674, 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, LLC

By: _____
IAN PREBLE, as Member of WHITE HORSE PROPERTIES, LLC, Managing Member of WESNOTH PARTNERS, LLC

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 the Member of WHITE HORSE PROPERTIES, LLC, which is the Managing Member of WESNOTH PARTNERS, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Member.

Witness my hand and seal at office this the 30 day of December, 2020.

My Commission Expires:
2/12/2024

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

_____
Notary Public

Property Owners Name
And Mailing Address:

WHITE HORSE PROPERTIES, LLC as Trustee
of the WESNOTH II REVOCABLE TRUST,
dated December 30, 2020
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, Unit A10
Nashville, TN 37211

Map and Parcel Nos.:

119 14 0A 010.00

Parcel Two:
2929 Selena Drive, Unit C47 119 14 0A 047.00
Nashville, TN 37211

Parcel Three:
2929 Selena Drive, Unit E86 119 14 0A 086.00
Nashville, TN 37211

Parcel Four:
2929 Selena Drive, Unit J130 119 14 0A 130.00
Nashville, TN 37211

Parcel Five:
2929 Selena Drive, Unit K157 119 14 0A 157.00
Nashville, TN 37211

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

Affiant

Subscribed and sworn to before me this the
30 day of December, 2020.

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/12/2024