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 III 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 III 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 A14

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.

Karen Johnson Davidson County
Batch# 543728 DEEDQC
12/30/2020 02:46:33 PM 5 pgs
Fees: $27.00 Taxes: $0.00



20201230-0154798

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 E80

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 80 of Kingswood Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan and Exhibit "C" to the Master Deed of record in Plat Book 5200, Page 520, and in Book 6058, Page 320, respectively, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 4955, Page 25, as supplemented in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee.
- Charter of the Kingswood Homeowner's Association of record in Book 6092, Page 579, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 909, Page 48; Book 919, Page 628; Book 919, Page 393; Book 928, Page 752; Book 946, Page 252; Book 1001, Page 539; Book 1579, Page 387 and Book 1581, Page 55, Register's Office for Davidson County, Tennessee.
- 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.
- Easement to Bellsouth Telecommunications 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 Brentwood Property Partnership, II, a Tennessee General Partnership, dated December 17, 2019 and recorded December 23, 2019 at 2:53 PM of record in Instrument Number 20191223-0132554, Register's Office for Davidson County, Tennessee.

PARCEL THREE: 2929 SELENA DRIVE, UNIT E86

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 141 of Kingswood Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan and Exhibit "C" to the Master Deed of record in Plat Book 5200, Page 520, and in Book 6058, Page 320, respectively, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 4955, Page 25, as supplemented in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee.
- Charter of the Kingswood Homeowner's Association of record in Book 6092, Page 579, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 909, Page 48; Book 919, Page 628; Book 919, Page 393; Book 928, Page 752; Book 946, Page 252; Book 1001, Page 539; Book 1579, Page 387 and Book 1581, Page 55, Register's Office for Davidson County, Tennessee.
- 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.
- Easement to Bellsouth Telecommunications 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 Brentwood Property Partnership, II, a Tennessee General Partnership, dated December 17, 2019 and recorded December 23, 2019 at 2:53 PM of record in Instrument Number 20191223-0132553, 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 III 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:	Map and Parcel Nos.:
Parcel One: 2929 Selena Drive, Unit A14 Nashville, TN 37211	119 14 0A 014.00
Parcel Two: 2929 Selena Drive, Unit E80 Nashville, TN 37211	119 14 0A 080.00
Parcel Three: 2929 Selena Drive, Unit K141 Nashville, TN 37211	119 14 0A 141.00

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.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/12/2024

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY