Record and Return Mail To:
This Instrument Prepared By:
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Brentwood, Tennessee 37027
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Prepared from Information supplied by the parties

Karen Johnson Davidson County
Batch# 546483 **DEEDQC**
01/05/2021 12:15:52 PM 4 pgs
Fees: $22.00 Taxes: $0.00



20210105-0001573

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Christina M. Bailey, Trustee
Christina M. Bailey Living Trust
2521 Bryant Street
San Francisco, CA 94110

Send Tax Bills To:
New Owner

Map and Parcel No.
081120B44800CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Christina Michelle Bailey**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Christina M. Bailey, Trustee, or her successors in Trust under the Christina M. Bailey Living Trust dated August 4, 2014** , and any amendments thereto ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being a certain condominium unit located in Davidson County, Tennessee, being Unit No. 210, as shown on the Plan of The Werthan Lofts Phase IV & V Condominiums, as established by the Master Deed of record in Instrument No. 20070117-0006776, Instrument No. 20071220-0146056, Instrument No. 20080118-0006036, Instrument No. 20080211-013846, Instrument No. 20090421-0036270, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210, Scrivener's Affidavit in Instrument No. 20150205-0011062, amended in Instrument No. 20150225-0016078, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to **Christina Michelle Bailey, a single person**, by Warranty Deed dated October 30, 2018, from **Thomas M. Snell, married**, recorded in Instrument No. 20181101-0108466, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record as Instrument Number 20070103-0001325. Register's Office of Davidson County, Tennessee.
• By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a

Horizontal Property Regime of Werthan Lofts IV and V Condominiums, of record in Instrument No. 20070103-0001325, Instrument No. 20031023-0157113, Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950, Instrument No. 20060901-0108138, Instrument No. 20070117-0006776, Instrument No. 20071220-0146056, Instrument No. 20080118-0006036, Instrument No. 20080211-0013846, Instrument No. 20090421-0036270, Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Agreement in Instrument No. 20090526-0048069, Instrument No. 20130222-0018099, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210, Instrument No. 20150205-0011062, Instrument No. 20150225-0016078, Register's Office for Davidson County, Tennessee.

- Charter for HOA of record in Instrument No. 20080111-0003459, Instrument No. 20051012-0123079, Instrument No. 20060728-0091775 and Instrument No. 20031027-0157822, in the Register's Office for Davidson County, Tennessee.
- Restrictions for Phillip-Jackson Street Redevelopment Plan of record in Book 9183, Page 130, Book 11625, Page 280 and Instrument No. 20020425-0051069, and Instrument No. 20130903-0092714, and Instrument No. 20130903-0092717, in Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20061113-0139906 and Instrument No. 20061113-0139884, in the Register's Office for Davidson County, Tennessee.
- Water Line Easement of record in Instrument No. 20070906-0106750, in the Register's Office for Davidson County, Tennessee.
- Easement for Light, Air and View of record in Instrument No. 20080117-0005376 and Instrument No. 20080118-0005860, in the Register's Office for Davidson County, Tennessee.
- Sewer Line Easement of record in Book 1291, Page 593, in the Register's Office for Davidson County, Tennessee.
- Railroad Line Easement of record in Book 175, Page 137, in the Register's Office for Davidson County, Tennessee.
- Easement for 15 foot Alley and Utilities of record in Book 4718, Page 619, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement for driveway and Walking Access of record in Instrument No. 20031023-0157114, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement for Parking (Phase III) of record in Instrument No. 20050202-0012491, in the Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities and Drainage of record in Instrument No. 20120831-0079083, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20120831-0078810, in the Register's Office for Davidson County, Tennessee.
- Matters shown on Survey of Germantown Lands (No. 05043) dated October 12, 2005, prepared by L. Kevin Morehead, RLS No. 2315, with Initial Point Land Surveying, Inc.
- Dedication Easement of record in Instrument No. 20120831-0078863, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument No. 20121002-0089886, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as: **1350 Rosa L. Parks Blvd., #210, Nashville, TN 37208**.

(Legal description from prior deed of record).

Christina Michelle Bailey and **Christina M. Bailey** are one and the same person.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 21st day of November 2020.

~~Christina~~ Michelle Bailey

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Christina Michelle Bailey**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this __ day of _____ 2020.

PLEASE SEE THE ATTACHED C.A. JURAT FOR MARK BENNETT 11-21-20

Notary Public

My Commission Expires:

_____

STATE OF CALIFORNIA
COUNTY OF _____

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the __ day of _____ 2020.

PLEASE SEE THE ATTACHED C.A. JURAT FOR MARK BENNETT 11-21-20

Notary Public

My Commission Expires:

_____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF SAN FRANCISCO }

Subscribed and sworn to (or affirmed) before me on this 21ST day of NOVEMBER, 2020
Date *Month* *Year*

by CHRISTINA MICHELLE BAILEY

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: _____
Signature of Notary Public

MARK ANTHONY BENNETT
COMM. #220757
Notary Public - California
San Francisco County
My Comm. Expires Nov. 5, 2021

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____