NAME & ADDRESS OF NEW OWNER:
Nadine Shillingford Wondem
3102 Hillmeade Court
Nashville, Tennessee 37221

THIS INSTRUMENT PREPARED BY:
Abby R. Rubenfeld
RUBENFELD LAW OFFICE, PC
202 South Eleventh Street
Nashville, Tennessee 37206

SEND TAX BILLS TO:
Nadine Shillingford Wondem
3102 Hillmeade Court
Nashville, Tennessee 37221

Karen Johnson Davidson County
Batch# 728039 DEEDQC
09/30/2021 12:45:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210930-0131724

MAP & PARCEL: 105100A31900CO

QUITCLAIM DEED

THIS INSTRUMENT made and entered into on this 22nd day of September, 2021, by and between NADINE SHILLINGFORD WONDEM, Wife, Davidson County Tennessee, and HENOK AGEGNEHU WONDEM, Husband, Davidson County, Tennessee;

WITNESSETH:

FOR AND IN CONSIDERATION of the mutual obligations included in a Final Decree of Divorce, and pursuant to the terms of the division of marital property Ordered by the Court in the matter of Wondem v. Wondem, Davidson County Fourth Circuit Court, No. 21D-690, the Husband gives, transfers, assigns, conveys, and quitclaims unto the Wife, all his right, title, and interest in and to the tract or parcel of real estate located in Davidson County, Tennessee, more particularly described as follows:

> Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. C-19 of the BeechTree Condominium, 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 Beech Tree Condominiums, of record in Book 1117 4, page 284, Register's Office for Davidson County, Tennessee, including without limitation the By-laws appended thereto, of record in Book 1117 4, page 328, 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 Beech Tree Condominiums, as shown on Exhibit Map to the Master Deed, of record for a more complete and accurate description.
>
> Being the same property conveyed to Henok Wondem and Nadine Wondem, as husband and wife, by deed from Kimberley D. Locke, a single woman, dated 1/6/16, of record in instrument No. 20160111-0002418 Register's Office for Davidson County, Tennessee.
>
> The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests

in favor of other unit owners and all sewer, water, electrical, telephone, cable and other utility easements now or hereafter established over, through or upon the land embracing the regime and building 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 for Beech Tree Condominiums, of record in Book 11174, page 284, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 1117 4, page 328, as amended in in Book 11680, page 193, Instrument No. 20151016-0105285, said Register's Office. Subject to the assessment of homeowners association fees, if any. Subject to grant of Easement to the City of Nashville for sidewalks as set out in Book 3183, page 65, said Register's Office. Subject to rights and claims of parties in possession.

This is improved property known as 2020 Beech Avenue, Condominium C19, Nashville, TN 37204.

IN TESTIMONY WHEREOF, the Husband has here set his signature on the date above.

HENOK AGEGNEHU WONDEM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said county and state, the within named **HENOK AGEGNEHU WONDEM**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at office in Nashville, Tennessee, this 22nd day of September, 2021.

ABBY ROSE RUBENFELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 3/3/25

This conveyance is made pursuant to T.C.A. §67-4-409(a)(3)(E), therefore, no transfer tax is due and payable for the recordation of this instrument.

AFFIANT

Subscribed and sworn to before me this 22nd day of September, 2021.

ABBY ROSE RUBENFELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 3/3/25