THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

Karen Johnson Davidson County
Batch# 747150 DEEDQC
11/01/2021 08:41:17 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211101-0145793

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Charles Welch and wife, Amanda Welch 4000 Wayland Drive Nashville, TN 37215	Same	130-11-0-131.00

WHEREAS, Thomas W. Molteni and wife, Elizabeth L. Molteni (collectively, "Molteni"), purchased the real property and improvements commonly known as 4000 Wayland Drive, Nashville, Tennessee 37215, being Lot 3 of Block Q on the Plan of Tyne Meade, Section 4, as shown on plat of record in Plat Book 1424, page 25, in the Register's Office for Davidson County, Tennessee, said deed conveying this property being of record in Book 11635, page 152, said Register's Office;

WHEREAS, Molteni established a Horizontal Property Regime by way of that certain Declaration of Covenants, Conditions and Restrictions for Beacon Way Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20060301-0023571, said Register's Office (the "DCCR"), creating Units A and B as shown on the plat on Exhibit "B" of the DCCR;

WHEREAS, Molteni conveyed Unit A, known as 4000 Wayland Drive, Nashville, Tennessee 37215, to Charles R. Carroll, by way of that certain Warranty Deed, of record as Instrument No. 20061228-0160382, said Register's Office;

WHEREAS, pursuant to foreclosure proceedings against said Charles R. Carroll, Unit A was further conveyed to Charles Welch and wife, Amanda Welch (collectively, "Welch"), by way of that certain Trustee's Deed, of record as Instrument No. 20140522-0044257, said Register's Office;

WHEREAS, Molteni and Welch desired to create two single family lots and created Lot 1, formerly Unit A, owned by Welch, and Lot 2, formerly Unit B, owned by Molteni, as shown on the plat titled Resubdivision of Tyne Meade, Block "Q", Section 4, Lot 3, of record as Instrument No. 20150128-0008277, said Register's Office;

WHEREAS, in connection with terminating the DCCR and the Homeowners Association known as Beacon Way Townhomes Corporation (the "HOA"), the HOA

conveyed any and all right, title and interest in and to the common areas created under the DCCR on Lot 2 to Molteni, by way of that certain Quitclaim Deed of record as Instrument No. 20150227-0017392, said Register's Office;

WHEREAS, in connection with terminating the DCCR and the HOA, the HOA also conveyed any and all right, title and interest in and to the common areas created under the DCCR on Lot 1 to Welch, by way of that certain Quitclaim Deed of record as Instrument No. 20150227-0017393, said Register's Office;

WHEREAS, Molteni and Welch entered into that certain Termination of Declaration of Covenants, Conditions and Restrictions for Beacon Way Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150227-0017394, said Register's Office, in order to terminate and dissolve the DCCR and the HOA created thereunder; and

WHEREAS, Molteni desires to enter into this deed to convey to Welch any and all interest that Molteni may have in Lot 1, due to a lack of dimensions in each lot contained in the plat within the DCCR.

NOW, THEREFORE, for and in consideration of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THOMAS W. MOLTENI AND WIFE, ELIZABETH L. MOLTENI (collectively, "Grantor"), by these present and pursuant to the foregoing, hereby transfer and convey unto CHARLES WELCH AND WIFE, AMANDA WELCH (collectively, "Grantee"), their heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on the attached Exhibit A (the "Subject Property").

The Subject Property is improved property known as 4000 Wayland Drive, Nashville, Tennessee 37215. The Subject Property is conveyed to Grantee, their heirs, successors and/or assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers the Subject Property to Grantee on an "as is, where is" basis.

IN WITNESS WHEREOF, the undersigned has set their duly-authorized signatures, to be effective as of the 27 day of October, 2021.

GRANTOR:

THOMAS W. MOLTENI

ELIZABETH L. MOLTENI

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me Josh Hankins, a Notary Public of said County and State, personally appeared THOMAS W. MOLTENI and ELIZABETH L. MOLTENI, with each of whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, each acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee this 27 day of October, 2021.

Notary Public

My Commission Expires: 11/22/21

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

MY COMMISSION EXPIRES: NOVEMBER 22, 2021

STATE OF TENNESSEE)

COUNTY OF Davidson)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the actual consideration given for this conveyance is Ten and 00/100 Dollars ($10.00).

AFFIANT

Sworn to and subscribed before me, this 27 day of October, 2021.

Notary Public

My commission expires: 11/22/21

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

MY COMMISSION EXPIRES: NOVEMBER 22, 2021

EXHIBIT A

SUBJECT PROPERTY

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Resubdivision of Tyne Meade, Block "Q", Section 4, Lot 3, of record in Instrument No. 20150128-0008277, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to CHARLES WELCH AND WIFE, AMANDA WELCH, by trustee's deed from ERNEST B. WILLIAMS IV, SUCCESSOR TRUSTEE, of record as Instrument No. 20140522-0044257, dated May 19, 2014, said Register's Office. See also Instrument No. 20150227-0017393, dated December 6, 2014, said Register's Office.