Prepared by:
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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 31st day of January, 2022.

Notary Public
My Commission Expires: 9-6-22

DEBORAH CLAIRDAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-6-2022

Address of New Owners	Send Tax Bills to:	Parcel Information
Jeffrey A. Zeitlin 404 Taylor Street Nashville, 37208	SAME	Unit 707-103160A01200CO Unit 708-103160A07100CO
Bruce D. Zeitlin 4019 Colorado Ave Nashville, 37209	SAME	
Manuel S. Zeitlin 1919 Linden Ave. Nashville, TN 37212	SAME	

Karen Johnson Davidson County
Batch# 797876 DEEDQC
01/31/2022 03:28:41 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20220131-0011167

QUIT CLAIM DEED

For and in consideration of the sum of Zero and no/1 00 Dollars ($0.00), cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRUCE D. ZEITLIN, TRUSTEE of the Shirley A. Zeitlin Qualified Personal Residence Trust U/A dated January 24, 2007**, hereinafter called the Grantor, does hereby remise, release and forever quit claim unto **JEFFREY A. ZEITLIN, BRUCE D. ZEITLIN,** and **MANUEL S. ZEITLIN** and their respective heirs and assigns, hereinafter called the Grantees, as tenants in common, each owning a one-third (1/3) undivided interest therein, in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 707 & 708 of Rokeby, a Condominium a horizontal property regime established by Master Deed of record in Book 4829, page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, page 98; Book 5096, page 409; Book 5459, page 179; Book 7399, page 814 and in Book 9829, page 213, said Register's Office; and shown on a "2nd Revised Plan" of record in Book 5050,

page 16, said Register's Office. The said Unit is more fully depicted on the Plan of the 7th Floor of Rokeby, of record in Book 5060, page 156, said Register's Office.

Together with each and all of the right, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed and By-Laws, including without limitation such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements shown on said Plan of record in Book 5060, page 156, said Register's Office. Parking Space No. 37 shown on the said "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office, is expressly assigned as a limited common element. Said Parking Space 37 has been designated as the Parking Space attributable to said Unit pursuant to a swap with another owner of the Parking Space 71 previously designated for this Unit, which swap was shown on the records of Rokeby, a Condominium. Parking Space No. 38 has been designated as the Parking Space attributable to said Unit 708 as shown on the records of Rokeby, a Condominium.

Being the same property conveyed to Bruce D. Zeitlin, Trustee of the Shirley A. Zeitlin Qualified Personal Residence Trust U/A dated January 24, 2007 by Warranty Deed dated as of May 1, 201 3, from J. Fred Pilkerton and wife, Mary Knox Pilkerton, recorded as Instrument No. 201 30501-0043908 on May 1, 201 3 in Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 taxes, a lien not yet due and payable. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 5050, page 16 and Book 5060, page 156, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 and ByLaws establishing a Horizontal Property Regime of Condominiums, of record in Book 4829, page 1 38, as amended in Book 4983, page 98; Book 5096, page 409; Book 5459, page 179; and By-Laws amended at Instrument No. 200601 10-003792, said Register's Office;

Book 7399, page 814; Book 9828, page 213 at Instrument No. 20060717-0085390, as corrected at Instrument No. 20060724-0089036, Register's Office for said County, and at Instrument No. 201801 18-0005409, Register's Office for said County.

4. Rights of others in and to the common elements.

This is improved property known as: 3901 West End Avenue #707 & #708, Nashville, TN 37205.

In Witness Whereof, the said Grantor has hereunto set its hands and seals this _____ day of January, 2022.

Shirley A. Zeitlin Qualified Personal Residence Trust U/A dated January 24, 2007

By: _____
Name: Bruce D. Zeitlin
Title: Trustee

NOTARY ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, **Bruce D. Zeitlin**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the trustee of the **Shirley A. Zeitlin Qualified Personal Residence Trust U/A dated January 24, 2007**, and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, the 31st day of January, 2022.

_____
Notary Signature

My commission expires: 9-6-22

DEBORAH CLAIRDAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The conveyance herein is by quitclaim and therefore the amount of tax due is controlled by Tennessee Code Annotated § 67-4-409(a)(4). The actual consideration for this transfer is $0.

Grantee or Grantee's Agent

Subscribed and sworn to before me this 31st day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 9-6-22

4866-4397-2362 v2 [39457-1]

