Karen Johnson Davidson County
Batch# 825093 DEEDQC
03/18/2022 02:36:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220318-0031831

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

ADAM F. CAPLAN, AFFIANT

SHELLEY A. MASON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires 11/03/2025

Subscribed and sworn to before me, this 11th day of March 2022.

NOTARY PUBLIC

My Commission Expires: 11-3-2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
ADAM F. CAPLAN, TRUSTEE 5416 California Ave. Nashville, TN 37209	New Owner	Map and Parcel No.: 104-02-0D-006.00-CO

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Adam F. Caplan, ("Grantor") do hereby quitclaim, transfer and convey unto Adam F. Caplan, Trustee of the West End Circle Unit 6 Revocable Trust, created March 11, 2022, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 3110 West End Circle, #6, Nashville, TN 37203, and more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 6 of 3110 West End Circle Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 3110 West End Circle Condominiums of record in Book 6875, Page 613, in the Register's Office for Davidson County, Tennessee, and

subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Adam F. Caplan from Joel W. Campbell by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20150528-0049051.

This conveyance is subject to: (1) taxes for the year and subsequent years; (2) Master Deed establishing a Horizontal Property Regime of 3110 West End Circle Condominiums of record in Book 6875, Page 613, Register's Office for Davidson County, Tennessee; (3) Charter of 3110 West End Circle Condominiums Homeowners Association of record in Book 6892, Page 407, in the Register's Office for Davidson County, Tennessee; and (4) any and all existing easements and restrictions as shown of record not stated herein.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 11th day of March 2022.

Adam F. Caplan, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Adam F. Caplan**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of March 2022.

Notary Public

My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 11/03/2025