Prepared By:
Patrick Waters
5412 Stone Box LN
Brentwood, TN 37027

After Recording Return To:
5412 Stone Box Lane
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 843417 DEEDQC
04/21/2022 10:30:49 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220421-0046137

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On April 12, 2022 THE GRANTOR(S),

- Lonnie Ray, LLC, Stefanie Cole Waters, member (owner)

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Patrick R Waters and Stefanie Cole Waters, a married couple, residing at 5412 Stone Box Lane, Brentwood, Davidson County, Tennessee 37027

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description:
Source of title: 20200820-0093713
UNIT 304 THE 1865, A CONDOMINIUM

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A transfer between LLC and its members is exempt.

Tax Parcel Number: 092070I30400CO

Mail Tax Statements To:
Patrick Waters
5412 Stone Box Lane
Brentwood, Tennessee 37027

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: April 20, 2022

Stefanie Cole Waters, on behalf of Lonnie Ray, LLC

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 20 day of April 2022, before me personally appeared Stefanie Cole Waters, member (owner), on behalf of Lonnie Ray, LLC, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

CYNTHIA SORRELS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/28/2026
WILLIAMSON COUNTY

Notary Public

Sales Associate + Notary @ UPS store
Title (and Rank)

My commission expires 2/28/22

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Affiant's Name: ELIZABETH FENLON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0, Affiant
Subscribed and sworn before me this the
21 Day of APRIL, 2022
D. Hayes, Deputy Register

Karen Johnson Davidson County
Batch# 460404 DEEDQC
08/20/2020 08:11:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200820-0093743

QUITCLAIM DEED	State of Tennessee)) County of Davidson) The actual consideration or value, whichever is greater, for this transfer is $ 10. Affiant Subscribed and sworn to before me, this 16 day of August, 2020. Notary Public My Commission Expires: 3-8-2021 (AFFIX SEAL)

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This instrument prepared by:

First Community Title & Escrow, 200 East Main Street, McMinnville, TN 37110

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Lonnie Ray, LLC 610 21st Avenue North, Unit 304 Nashville, TN 37203	Lonnie Ray, LLC 610 21st Avenue North, Unit 304 Nashville, TN 37203	092 07 0I 304.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **PATRICK R. WATERS and STEFANIE COLE WATERS**, husband and wife, do hereby convey, transfer, remise, release and forever quitclaim unto **LONNIE RAY, LLC**, its successors and assigns, all of our right, title and interest in a certain tract of land lying and being in DAVIDSON COUNTY, TENNESSEE, and more fully described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 304, The 1865, A Condominium, and described in a Declaration Establishing The 1865, A Condominium, of record in Instrument No. 20190314-0023483 and amended in Instrument Numbers 20190712-0068003, 20191007-0102697, and 20191010-0104084, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

This conveyance is subject to:

- Taxes for 2020 and subsequent years a lien not due and payable.
- Subject to all matters shown on the Plans of record as Instrument Nos. 20040929-0117201 and 20160914-0096846, Register's Office for Davidson County, Tennessee.
- Declaration of record in Instrument No. 20190314-0023483, amended in Instrument Nos. 20190712-0068003, 20191007-0102697 and 20191010-0104084, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20190314-0023482, Register's Office for Davidson County, Tennessee.
- Ingress/egress and P.U.D.E. as shown on the Plat of record in Instrument No. 20160914-0096846, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180228-0018696, Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 1755, Page 4, Register's Office for Davidson County, Tennessee.
- Right of Way for the Louisville and Nashville Railroad.
- Any and all existing easements and restrictions as shown of record not stated herein.

Being the property conveyed to Patrick R. Waters and Stefanie Cole Waters, husband and wife, by Warranty Deed from The 1865 Condominiums, LLC, dated December 17, 2019, of record in Instrument No. 20191220-0131542, Register's Office for Davidson County, Tennessee.

This is improved property known as: **610 21st Avenue North, Nashville, Tennessee 37203.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hand this 15 day of August, 2020.

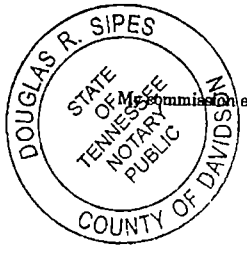
PATRICK R. WATERS

STEFANIE COLE WATERS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public for the State of Tennessee, the within named Bargainors, **PATRICK R. WATERS and STEFANIE COLE WATERS**, husband and wife, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged the execution of the foregoing instrument for the reasons therein contained.

Witness my hand this the 15 day of August, 2020.



Douglas R. Sipes
Commission Expires
03-08-2021

Notary Public for the State of Tennessee

My commission expires: _____