Karen Johnson Davidson County
Batch# 857073 DEEDQC
05/17/2022 11:30:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220517-0056697

Prepared By:
Waterford Law Group, PLLC
135 5th Avenue
Franklin, Tennessee 37064
(615)373-2500

QUITCLAIM DEED

Address New Owner {s}
UDRAFT SPORTS, LLC
3100 West End Circle, Unit 105
Nashville, TN 37203

Send Tax Bills To
Same

Map-Parcel
104-024-A-109.00CO

Based on information provided by Jeff Walker
No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

FOR AND IN CONSIDERATION of One dollar {1.00}, cash in hand paid, the receipt of which is hereby acknowledged, **Jeff A. Walker and wife, Pamela G. Walker,** by these presents does hereby quitclaim and convey unto **UDRAFT SPORTS, LLC** its heirs and assigns, all his right, title and interest in and to the following described tract or parcel of land:

Land in Davidson County, Tennessee, being unit No. 105 of the 3100 West End Circle Condominiums Phase II as established by First Supplement to the Master Deed for 3102 West End Circle Condominiums, of record as Instrument No. 20064019-0044895, amending Master Deed of record as Instrument No. 20050405-0037200, as further amended by Amendment to First Supplement to the Master Deed of record as Instrument No. 20061018-0129536, in Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, said unit being shown as part of Exhibit "A" to said Amendment to First Supplement to the Master Deed.

BEING the same property conveyed to Jeff A. Walker and wife, Pamela G. Walker, by deed from Brett Kelley, single, of record in Book and page 20140522-0044218, Registers Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees, including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20050405-0037200, and First Supplement of record in Instrument No. 20060419-0044895 and amended in Instrument No. 20061018-0129536, Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Book 778, Page 343, Register's Office for Davidson County, Tennessee.
Sewer and Water Main Easement of record in Instrument No. 20050715-0082454, Instrument No. 20050715-0082455 and Instrument No/ 20060912-0112730, Register's Office for Davidson County, Tennessee.
All matters of record in Plat Book 421, Pages 82-83, and Instrument No. 20060616-0072004, Register's Office for Davidson County, Tennessee.
Storm Drainage Easement of record in Instrument No. 20050630-00753216 and Instrument No. 20060911-0111952, Register's Office for Davidson County, Tennessee.
Charter HOA of record in Instrument No. 20050408-0038974, Register's Office for Davidson County, Tennessee.
Easement to Bellsouth of record in Instrument No. 20060629-0078073, Register's Office for Davidson County, Tennessee.
Urban Zoning in Metro Ordinance No. BL2000-364 made applicable by Ordinance No. BL 2000-476, Register's Office for Davidson County, Tennessee.

By laws of record in Instrument No. 20050405-0037200, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The current mailing address for this property is 3100 West End Circle, Unit 105, Nashville, TN 37203.

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

Witness his hands this 19th day of April, 2022, having caused his name to be signed hereto on said day and date.

UDRAFT SPORTS, LLC
By: Jeff Walker, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **UDRAFT SPORTS, LLC the** within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 19 day of April, 2022.

NOTARY PUBLIC

MARILYN DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9/21/24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $0.

UDRAFT SPORTS, LLC
By: Jeff Walker, Member

Subscribed and sworn to before me this 19th day of April, 2022.

NOTARY PUBLIC

MARILYN DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9/21/24