Karen Johnson Davidson County
Batch# 886034 DEEDWARR
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Fees: $22.00 Taxes: $0.00
20220708-0078859

This instrument prepared by and return to:
Jason D. Salomon, Esq.
Harkavy Shainberg Kaplan PLC
6060 Poplar Avenue, Suite 140
Memphis, Tennessee 38119
(901) 761-1263

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF ABSTRACT OR TITLE EXAMINATION

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, WILLIAM EVANS and MARY RELLING, husband and wife, hereinafter referred to as Grantors, have bargained, sold, conveyed and by these presents do transfer sell and convey unto WILLIAM E. EVANS and MARY V. RELLING, Trustees of the EVANS AND RELLING LIVING TRUST, dated the 24th day of June, 2022, hereinafter called the Grantee, and said Trustees' successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property located at 110 31st Ave. N. #601, Nashville, TN 37203.

This real property being all or part of the property conveyed to the Grantors by warranty deed of record at Instrument No. 20190910-0091359, in the Office of the Davidson County Register of Deeds. WILLIAM EVANS, as named in that deed, is one and the same as and also known as WILLIAM E. EVANS. MARY RELLING, as named in that deed, is one and the same as and also known as MARY V. RELLING.

This real property is being conveyed subject to any unpaid taxes, as well as subdivision restrictions, building lines, and easements of record in the Office of the Davidson County Register of Deeds.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantors do further covenant and bind Grantors and Grantors' heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantors state that the purpose of this Deed is to transfer the entire right, title, and interest of Grantors in and to said real property to the EVANS AND RELLING LIVING TRUST, dated the 24th day of June, 2022. The trust is a revocable grantor trust established pursuant to the laws of the State of Tennessee. The Trustee and Successor Trustees are granted all right, power and authority, pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant or otherwise shall be bound to inquire into the capacity to act on the part of the Trustee, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustee. This trust contains spendthrift provisions.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(3)(F).

WITNESS the Grantor's hand in Memphis, Tennessee on this 24th day of June, 2022.

GRANTORS:

WILLIAM EVANS

MARY RELLING

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared WILLIAM EVANS and MARY RELLING, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand, at office, in Nashville, Davidson County, Tennessee on this 24th day of June, 2022.



NOTARY PUBLIC

My commission expires:_____

New Owner Name and Address:
William E. Evans and
Mary V. Relling, Trustees
110 31st Ave. N. #601
Nashville, TN 37203

This conveyance is exempt from recordation tax under TCA § 67-4-409 (a)(3)(F). No oath of value is required for this deed in accordance with the provisions of TCA § 67-4-409 (a)(5).

Property Address:
110 31st Ave. N. #601
Nashville, TN 37203

Mail Tax Notice to:
William E. Evans and
Mary V. Relling, Trustees
110 31st Ave. N. #601
Nashville, TN 37203

Parcel ID Number:
104 02 4 C 039 00CO

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 601, together with the appurtenant interest in the common elements of The West End, a horizontal property regime established by Master Deed, of record in Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed establishing The West End of record as Instrument No. 20080408-0035628, and further amended by Instrument No. 20090512-0043586 and Instrument No. 20090921-0087974, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Numbers P2-4 and P2-5 and Storage Space Number P1-20 which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to William M. Conder and Stephanie L. Conder, husband and wife, by deed dated January 12, 2012 from West End Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20120117-0004483, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable. Map and Parcel No. 104 02 4 C 039 00CO. Taxes and assessments for subsequent years, a lien, not yet due and payable.

2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The West End, of record in Instrument No. 20080401-0032619, amended in Instrument No. 20080408-0035628, Instrument No. 20090512-0043586 and Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee.

3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.

4. All matters appearing on the Plan of record as Book 57, page 46, Register's Office for Davidson County, Tennessee.

5. Easement for storm drainage of record in Instrument No. 20051013-0123589, Register's Office for Davidson County, Tennessee.

6. Storm water detention agreement of record in Instrument No. 20051013-01235 88, Register's Office for Davidson County, Tennessee.

7. Grant of Easement of record in Instrument No. 20140328-0025603, Register's Office for Davidson County, Tennessee.

8. Rights of others in and to the common areas and/or elements.