Karen Johnson Davidson County
Batch# 936224 DEEDQC
11/01/2022 10:31:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221101-0117796

This Instrument Prepared By:
Paul S. Parker
Dodson Parker Behm & Capparella. P.C.
1310 6th Avenue, North
Nashville, TN 37208

TRUSTEE'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Clayton J. Henderson 1536 Little Leaf Way Nolensville, Tennessee 37135	SAME	104022K31500CO

CLAYTON J. HENDERSON, SURVIVING TRUSTEE OF THE HENDERSON FAMILY TRUST DATED JULY 26, 2012, (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto **CLAYTON J. HENDERSON**, individually (hereinafter "Grantee") certain real estate in Davidson County, Tennessee, which is described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 315 of The Lofts at 30th, 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 Declaration of Lofts at 30th, of record in Instrument Number 20211208-0162910, and amended in First Amendment to Declaration in Instrument Number 20211221-0168471, 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 thererof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration.

Being a portion of the same property conveyed to 30th Core, LLC, a Tennessee limited liability company, by Special Warranty Deed from 191 Charter Place Investors, LLC (formerly known as 30th Avenue, LLC); and Charter Logistics Center, LLC (formerly known as Lofts at Thirtieth, LLC); of record in Instrument No. 20211108 0148686, in the Register's Office for Davidson County, Tennessee, dated November 5, 2021 and recorded on November 8, 2021.

Also being a portion of the same property conveyed to 30th Core, LLC, a Tennessee limited liability company, by Quitclaim Deed from 191 Charter Place Investors, LLC (formerly known as 30th Avenue, LLC); and Charter Logistics Center, LLC (formerly known as Lofts at Thirtieth, LLC); of record in Instrument No. 20211108 0148687, in the Register's Office for Davidson County, Tennessee, dated November 5, 2021 and recorded on November 8, 2021.

Being the same property conveyed to Clayton J. Henderson, Surviving Trustee of the Henderson Family Trust dated July 26, 2012 by Instrument No. 20220321-0032427, Register's Office for Davidson County, Tennessee, dated March 11, 2022 and recorded on March 21, 2022.

This conveyance is subject to:

1. Taxes for the year 2022 and subsequent years.
2. Plan of record in Plat Book 161, Page 102, Register's Office for Davidson County, Tennessee.
3. Declaration for Lofts at 30th, of record in Instrument No. 20211208-0162910, as amended in Instrument No. 20211221-0168471, Register's Office for Davidson County, Tennessee.
4. Grant of Easement of record in Instrument Number 20130517-0050160, in the Register's Office for Davidson County, Tennessee.
5. Any and all existing easements and restrictions as shown of record not stated herein

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per Tenn. Code Ann. §67-4-409(a)(3)(D), is $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of October, 2022.

NOTARY PUBLIC

My Commission Expires:

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires MAY 16, 2026

This is improved property located at 210 30th Avenue North, Unit 315, Nashville, Tennessee 37203.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this the 21st day of October, 2022.

CLAYTON J. HENDERSON, Surviving Trustee of the Henderson Family Trust dated July 26, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CLAYTON J. HENDERSON, SURVIVING TRUSTEE OF THE HENDERSON FAMILY TRUST DATED JULY 26, 2012**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 21st day of October, 2022.

Lisa C Woodruff
NOTARY PUBLIC

My Commission Expires:

