Karen Johnson Davidson County
Batch# 940320 DEEDQC
11/10/2022 03:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221110-0120790

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Doyle Crouch, Jr. The West End, Unit No. 405 110 31st Avenue North Nashville, Tennessee 37203	Same	104 02 4C 027.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT DOYLE CROUCH ("Grantor") hereby quitclaims and conveys to ROBERT DOYLE CROUCH, JR., his heirs and assigns, the property in Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property located at The West End, Unit No. 405, 110 31st Avenue North, Nashville, TN 37203.

TO HAVE AND TO HOLD said real property, with all appurtenances, estate, title and interest thereto belonging to said GRANTEE in fee simple absolute forever.

This conveyance is subject to the following encumbrances (collectively, the "Permitted Title Exceptions"):

1. All taxes for the year 2010 and subsequent years, special assessments and other assessments and liens, whether or not they are of record.

2. Applicable zoning ordinances and all other restrictions and regulations imposed by government authorities.

3. All of the terms, provisions, conditions, right, privileges, obligations, easements and liens set forth and contained in the Master Deed for The West End, a Condominium, of record as 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, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment, to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, and all exhibits thereto, as now or hereafter amended, and all instruments referred to therein.

4. All of the terms and provisions of the Bylaws of the West End Condominium Association of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee.

5. All matters shown on the Plan of record in Plat Book 57, Page 46, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easements for Storm Drainage of record as Instrument No. 20051013-0123589, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement of record as Instrument No. 200510130123588, Register's Office for Davidson County, Tennessee.

8. Application to Combine Parcels of record as Instrument No. 200511230141766, Register's Office for Davidson County, Tennessee.

9. Article of Conversion to LLC of record as Instrument No. 20050921-0113643, Register's Office for Davidson County, Tennessee.

10. All other covenants, terms, provisions, conditions, reservations, restrictions, agreements and easements of record which affect the Unit.

IN WITNESS WHEREOF, Grantor executed this instrument on this 27 day of OCTOBER, 2022.

ROBERT DOYLE CROUCH

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Robert Doyle Crouch, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 27 day of October, 2022.

Crystal Cathey
Notary Public

CRYSTAL CATHEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

My Commission Expires:

March 21, 2026

STATE OF Tennessee

COUNTY OF Cheatham

The actual consideration or value (whichever is greater) for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 27 day of October, 2022.

Crystal Cathey
Notary Public

CRYSTAL CATHEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

My Commission Expires:

March 21, 2026

EXHIBIT A

Land in Davidson County, Tennessee, Being Unit 405, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as 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, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End of record as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 98 which is assigned as a Limited Common Element appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being part of the property conveyed to Robert Doyle Crouch, Jr. and Robert Doyle Crouch, as joint tenants with right of survivorship, by deed of recorded February 5, 2010 as Instrument No. 20100250-0009482, Register's Office for Davidson County, Tennessee.

33459706.1

Certificate of Authenticity

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 27th day of October, 2022.

Ernest D. Bennett, III, Affiant — November 10, 2022 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 10th day of November, 2022.

Mary Gail Porter
Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023