Prepared by: John W. Crow, II, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination. PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

Karen Johnson Davidson County
Batch# 974853 DEEDWARR
02/28/2023 09:29:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230228-0013940

LYLE K. WILSON

TO: WARRANTY DEED

LINDA E. WILSON

THIS DEED OF REALTY, executed as of the 31 day of January, 2023, by Grantor, LYLE K. WILSON, a married man, to Grantee, LINDA E. WILSON, a married woman,

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, all of Grantor's right, title and interest, to have and to hold and to her heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

> A certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 116 on the Plat of The Flats at Ontario, Exhibit B of the Declaration for The Flats at Ontario of record in Instrument No. 20211215-0165601, and labeled as "The Flats at Ontario" on the plat for The Ontario, Exhibit B of the Master Declaration for The Ontario, of record in Instrument No. 20211215-0165599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description together with and subject to all rights and obligations appurtenant thereto as set forth in said Declaration and Master Declaration.
>
> Being the same property conveyed to Lyle K. Wilson and Linda E. Wilson, husband and wife, by Special Warranty Deed from Ontario Partners, Inc., a Tennessee Corporation, dated August 29, 2022, and recorded September 1, 2022, of record in Instrument No. 20220901-0098444, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) The following matters of record in the Register's Office for Davidson County, Tennessee: Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7468, Page 623, Book 7468, Page 626 and Book 7610, Page 630; Right of Way for Highway Purposes of record in Book 5245, Page 247; All matters appearing on the plat of record in Instrument Number 20141124-0108053; Letter of Responsibility for Shared Water and Sewer Systems of record in Instrument Number 20210608-0076795; Dedication of Easement and/or Public Street Right of Way of record in Instrument Number 20210412-0048014; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument Number 20160309-0022452 and Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20200923-0108889; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Declaration for The Ontario of record in Instrument Number 20211215-0165599, Declaration for The Flats at Ontario in Instrument No. 20211215-0165601 and Declaration for the Townhomes at Ontario in Instrument No. 20211215-0165600 (2) real property taxes for the year of closing (prorated) and subsequent years; (3) all matters that would be disclosed by an accurate survey and inspection of the Property; (4) all matters or conditions created by Grantee or its agents, (5) zoning and setback requirements; and (6) other condominium declarations, covenants, restrictions, general utility, sewer, and drainage easements of record.

This transfer is made pursuant to the provisions of Section 66-1-110, Tenn. Code Ann., and for the express purpose of terminating a tenancy by the entirety in and to the above-described property, so that title to said property is hereby vested solely in LINDA E. WILSON.

This conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises.

TO HAVE AND TO HOLD said tenancy-by-the-entirety interest herein conveyed, with the estate and title thereto, to Grantee, her heirs and assigns, forever; and I do covenant with Grantee that I am lawfully seized and possessed of said tenancy-by-the-entirety interest in said property, have a good right to convey it, and the same is unencumbered, except for the rights of Grantee and except as set out herein; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said interest to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

LYLE K. WILSON Grantor

STATE OF Washington :
:
COUNTY OF Snohomish :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LYLE K. WILSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 31 day of January, 2023.

My Commission Expires:

06/11/2026

Jeonghee Kim
Notary Public
State of Washington
My Appointment Expires 6/11/2026
Commission Number 200423

Notary Public

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes
LINDA E. WILSON 5608 N. Grove Drive Mukilteo, WA 98275	SAME/OWNER
Property Address:	Map and Parcel No.:
1540 Lebanon Pike, Unit 116 Nashville, TN 37210	094-12-0A-116.00

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. § 67-4-409(a)(3)(A)(i).