This instrument prepared by:

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Karen Johnson Davidson County
Batch# 994223 DEEDQC
04/20/2023 08 38.05 AM 3 pgs
Fees $17.00 Taxes $0 00
20230420-0028994

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
BRADLEY D. WATHNE	BRADLEY D. WATHNE	MAP 093-06-1M
234 Waterview Drive	234 Waterview Drive	
Hendersonville, TN 37075	Hendersonville, TN 37075	PARCEL 068.00CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, BRADLEY D. WATHNE and wife, KIMBERLY JO CALTON-WATHNE, (hereinafter "Grantor"), by these presents and for the purpose of terminating their tenancy by the entirety and titling the property herein described into the sole name of BRADLEY D. WATHNE, do hereby quitclaim and convey in fee simple unto BRADLEY D. WATHNE, (hereinafter "Grantee"), his successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT A

The legal description herein has been taken from the prior Warranty Deed conveying the interest in said property to Grantor as tenants by the entirety. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

The purpose of this instrument is to transfer title from the Grantor as Tenants by the Entireties to BRADLEY D. WATHNE as the sole owner.

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

WITNESS MY HAND this 13 day of April, 2023.

BRADLEY D. WATHNE, Grantor

KIMBERLY JO CALTON-WATHNE, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Sean W. Scott, a Notary Public of this County, BRADLEY D. WATHNE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 13 day of April, 2023.

SEAN SCOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 09/08/2025

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Sean W. Scott, a Notary Public of this County, KIMBERLY JO CALTON-WATHNE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 13 day of April, 2023.

SEAN SCOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 09/08/2025

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(A).

EXHIBIT A

Being the same property conveyed to Bradley D. Wathne and wife, Kimberly Jo Calton-Wathne by Warranty Deed from 505 Property, LLC, a Delaware limited liability company, recorded at 20190618-0058747 Registers Office of Davidson County, Tennessee and dated June 13, 2019 and described therein as follows:

Unit No. 3411 505 High Rise Condominium (the Units) described in the Declaration Establishing 505 High Rise Condominium of record as Instrument No. 20171218-0128946 and amended in Instrument No. 20181009-0099878, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each of the Units as set forth in Exhibit "E" of the Declaration Establishing 505 High Rise Condominium. The 505 High Rise Condominium constitutes the High Rise Unit in the 505 Master Condominium, as established by the Declaration Establishing 505 Master Condominium, of record as Instrument 20171218-0128945, said Register's Office. Reference is hereby made to the plat of 505 Master Condominium of record as Exhibit "D" to the Declaration Establishing 505 Master Condominium, for a more complete identification and description of the High Rise Unit of 505 Master Condominium, and the plat of 505 High Rise Condominium of record as Exhibit "D" to the Declaration Establishing 505 High Rise Condominium, for a more complete identification and description of the Units.

Being part of the same property conveyed to 505 PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by quitclaim deed from 505, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20151203-0122109, dated December 3, 2015, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as 515 Church Street, Unit 3411, Nashville, TN 37219.