This instrument prepared by:

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Karen Johnson Davidson County
Batch# 994223 DEEDQC
04/20/2023 08 38:05 AM 5 pgs
Fees $27.00 Taxes $0 00
20230420-0028995

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
BRADLEY D. WATHNE	BRADLEY D. WATHNE	MAP 093-09-0C
234 Waterview Drive	234 Waterview Drive	
Hendersonville, TN 37075	Hendersonville, TN 37075	PARCEL 199.00-CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, BRADLEY D. WATHNE (also known as BRAD 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.

SEAN SCOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

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.

SEAN SCOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

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 Brad Wathne and wife, Kimberly Calton-Wathne by Warranty Deed from Charles Damron, Jr., and Spouse, Rodney Damron, recorded at 20161222-0134644 Registers Office of Davidson County, Tennessee and dated December 20, 2016 and described therein as follows:

A certain condominium located in Davidson County, Tennessee, being Unit 1707 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws 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 thereof; 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 F to said Declaration.

Being the same property conveyed to Charles Damron, Jr., and husband, Rodney Damron by Special Warranty deed from Laurel Property, LLC, a Delaware limited liability company of record in Instrument No. 20150831-0088243 Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on August 31, 2015.

This conveyance is subject to:

- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the plan of record as Instrument Number 20120216-0013756, Register's Office of Davidson County, Tennessee.
- Easement conveyed to the state of Tennessee of record in Book 4318, Page 544, in the Register's Office for Davidson County, Tennessee.
- Bill No. 084-571 closing Alley No. 234 extending from 12th Ave S westerly to the easterly margin of Interstate 40 retains easements to the Metropolitan Government of Nashville and Davidson County, Tennessee.

• Final Consent Judgment conveying property to the State of Tennessee for the construction of a controlled access highway of record in Book 4370, Page 916 and Book 4395, Page 715, in the Register's Office for Davidson County, Tennessee.
• Arts Center Redevelopment Plan containing restrictive covenants of record in Book 10965, Page 404, amended in Book 11625, page 252 and amended as Instrument No. 20020715-0084598, in the Register's Office for Davidson County, Tennessee.
• Arts Center Redevelopment Plan in Ordinance # 98-1188, Amendment No. 1 as Ordinance #99-1761 and Amendment No. 2 as Ordinance No. BL 2002-1063, Metropolitan Clerk's Office for Davidson County, Tennessee.
• The plat of survey by Cherry Land Surveying, Inc., dated December 11, 2012 shows an NES Easement in the southeast portion of property.
• Declaration of Easements and Restrictive Covenants of record in Instrument Number 20121227-0119217, in the Register's Office for Davidson County, Tennessee.
• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130122-0006827, in the Register's Office for Davidson County, Tennessee
• Grant of Easement of record in Instrument Number 20140328-0025601, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Instrument Number 20140924-0087646, in the Register's Office for Davidson County, Tennessee.
• Restrictions, conditions, covenants, easements, liens, charges and regulations as set forth and provided for in and created by the Declaration of Condominium and Bylaws attached thereto, for Twelve Twelve, A Condominium , recorded at Instrument No. 20140718-0063781, and amended in Instrument No. 20160614-0060193, in the Register's Office of Davidson County, TN, including without limiting the generality of the foregoing the following: a. Lien of Assessments for common expenses, and limited common expenses. b. Easements for encroachments, if any, of the common elements or any unit, or of any unit upon any portions of the common elements or of any unit upon another unit, occasioned by the actual location of the common elements and/or units being different than shown by the plat.
• Charter of Twelve Twelve Condominium Association, Inc. of record at Instrument No. 20140627-0056540, in the aforesaid Register's Office.
• Restrictions of record in Instrument Number 20131231-0131305 in the Register's Office for Davidson County, Tennessee.

• Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as: 1212 Laurel Street #1707, Nashville, Tennessee 37203.