Karen Johnson Davidson County
Batch# 995257 DEEDQC
04/24/2023 09.07:54 AM 4 pgs
Fees $22 00 Taxes $0 00
20230424-0029798

THIS INSTRUMENT PREPARED BY:
Wood Stabell Law Group, PLLC
4535 Harding Pike Ste. 100
Nashville, Tennessee 37205

ADDRESS NEW OWNER:
David Simon, et al
1309 Briarville Road
Madison, TN 37115-5157

SEND TAX BILL TO:
Same

MAP-PARCEL
104-11-0I
Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CHARLTON SQUARE PARTNERS,** a Tennessee general partnership (hereinafter, the "Grantor"), does hereby bargain, convey, quitclaim and distribute unto its members, **DAVID SIMMONS, DARE BAGWELL, TIDCO MANAGEMENT II, TYNE MANAGEMENT COMPANY and Carolyn A. Tidwell, Fletcher C. Tidwell, Anna Tidwell Woodcock and Stephanie Lawrence Gillmor, Co-Trustees of the H. STEVE TIDWELL SPOUSAL ACCESS IRREVOCABLE TRUST u/t/a dated September 26, 2018** (hereinafter, collectively the "Grantee"), their successors and assigns, as tenants in common, all of Grantor's interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee, which are described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property"). The Grantee as tenants in common will each hold their respective percentage interest as set forth more particularly on Exhibit B, attached hereto and incorporated herein.

These are improved properties known as 2004, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020, 2022, 2024, 2026, 2028, 2030, 2032, 2034, 2036, 2038, 2040, 2042, 2044 and 2046 Convent Place, Nashville, Tennessee 37212.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 20th day of April, 2023.

CHARLTON SQUARE PARTNERS

By: _____
Michael Tidwell, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Tidwell, with whom I am personally acquainted or who have proven to me on the basis of satisfactory evidence to be the person whose name is subscribed herein, and who, upon oath, acknowledged himself to be the Managing Partner of Charlton Square Partners, the within named bargainor, and that he as Managing Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself as Managing Partner, and that the foregoing instrument is the voluntary act and deed of the Partnership.

Witness my hand and seal, at office in Nashville, Tennessee, this the 20th day of April, 2023.

NANCY W. STABEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

_____
AFFIANT

Subscribed and sworn to before me
this 20 day of April, 2023.

STEPHANIE MERIDA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 01/06/2025

_____
Notary Public

My Commission Expires: _____

EXHIBIT A
Property Description

Land in Davidson County, Tennessee, being Units 2004, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020, 2022, 2024, 2026, 2028, 2030, 2032, 2034, 2036, 2038, 2040, 2042, 2044 and 2046, a part of Charlton Square created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6464, Page 105, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said Units as set forth in said Master Deed. Reference is hereby made to the Plat of Charlton Square of record in Book 6464, Page 164, as Exhibit "J" to said Master Deed, and in Book 6250, Page 372, said Register's Office, for a more complete identification and description of such Units.

Units 2004, 2008, 2022, 2030, 2032, 2036, 2040 and 2042: Being the same property conveyed to CHARLTON SQUARE RENTALS, a Tennessee general partnership by deeds of record in Book 6567, Page 971, Book 6568, Page 454, Book 6568, Page 428, Book 6568, Page 441, Book 6568, Page 467, Book 11060, Page 69, Book 6568, Page 493 and Book 6568, Page 480 and subsequently quitclaimed to CHARLTON SQUARE PARTNERS, a Tennessee general partnership in Instrument No. 20120207-0010966 said Register's Office.

Units 2006, 2010, 2018 and 2046: Being the same property conveyed to HARWELL II, a Tennessee general partnership by deed of record in Instrument No. 200611080139160 and subsequently quitclaimed to CHARLTON SQUARE PARTNERS, a Tennessee general partnership in Instrument No. 20120207-0010963 said Register's Office.

Units 2012 and 2014: Being the same property conveyed to CJS LEASING COMPANY, a Tennessee general partnership by deeds of record in Book 9633, Page 429 and Bok 9737, Page 288 and subsequently quitclaimed to CHARLTON SQUARE PARTNERS, a Tennessee general partnership in Instrument No. 20120207-0010964 said Register's Office.

Units 2016, 2020 and 2044: Being the same property conveyed to MIKETOO PROPERTIES, a Tennessee general partnership by deed of record in Instrument No. 200101050001944 and subsequently quitclaimed to CHARLTON SQUARE PARTNERS, a Tennessee general partnership in Instrument No. 20120207-0010962 said Register's Office.

Units 2024, 2034 and 2038: Being the same property conveyed to TIDCO MANAGEMENT, a Tennessee general partnership by deed of record in Instrument No. 200101050001944 and subsequently quitclaimed to CHARLTON SQUARE PARTNERS, a Tennessee general partnership in Instrument No. 20120207-0010965 said Register's Office.

Unit 2026: Being the same property conveyed to CHARLTON SQUARE PARTNERS, a Tennessee general partnership in Instrument No. 20150102-0000290 said Register's Office.

Unit 2028: Being the same property conveyed to MIKETOO PROPERTIES, a Tennessee general partnership by deed of record in Instrument No. 200301150006578 and subsequently quitclaimed to CHARLTON SQUARE PARTNERS, a Tennessee general partnership in Instrument No. 20120207-0010961 said Register's Office.

EXHIBIT B

Partners of Charlton Square Partners

PARTNER	PERCENTAGE INTEREST
DAVID SIMMONS	5.22%
Carolyn A. Tidwell, Fletcher C. Tidwell, Anna Tidwell Woodcock and Stephanie Lawrence Gillmor, Co-Trustees of the H. STEVE TIDWELL SPOUSAL ACCESS IRREVOCABLE TRUST u/t/a dated September 26, 2018	26.44%
DARE BAGWELL	21.77%
TIDCO MANAGEMENT II, a Tennessee general partnership	41.35%
TYNE MANAGEMENT COMPANY	5.22%
TOTAL	100%