Prepared by and Return to:
Tommy C. Estes
MANIER & HEROD, a Tennessee, Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9315

Karen Johnson Davidson County
Batch# 1014424 DEEDQC
06/13/2023 09 59 39 AM 3 pgs
Fees $17 00 Taxes $0 00
20230613-0044918

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Mark Banister 2023 Living Trust **Dated May 31, 2023** **Mark Banister, Trustee** **110 31st Ave. N., Unit 205** **Nashville, TN 37203**	**(SAME)**	**093 06 1C 109.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, MARK BANISTER (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto MARK BANISTER, TRUSTEE of the MARK BANISTER 2023 LIVING TRUST dated May 31, 2023, its successors and assigns, with full power to mortgage, sell, encumber, restrict and convey all of his right, title and interest in and to the following described property located in Davidson County, Tennessee:

> Real property in Davidson County, Tennessee, being Unit No. FU-2106, together with the appurtenant interest in the common elements of Cumberland Penthouses, a Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20050405-0037081, Register's Office for Davidson County, Tennessee, as amended and restated by Amended and Restated Master Deed, of record as Instrument No. 20050527-0060253, said Register's Office, said Unit being depicted on the Condominium Plat attached as Exhibit C to the aforementioned Master Deed, as amended and restated.
>
> Being the same property conveyed to Mark Banister by Warranty Deed, from Michael W. Buxton and wife, Bonnie Buxton, dated August 13, 2012,

of record as Instrument No. 20120820-007442, Register's Office for Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Metropolitan Government Taxes, not yet due and payable. Master Deed for Cumberland Penthouses, a Condominium, of record as Instrument No. 20050405-037081, said Register's Office, as amended and restated by Amended and Restated Master Deed of record as Instrument No 20050527-0060253, said Register's Office. All matters shown on the plat of record in Book 8250, page 512, said Register's Office. Capitol Mall Redevelopment Project restrictive covenants of record in Book 7423, page 374, Book 8421, page 587, Book 9208, page 613, Book 10512, page 464, Instrument No. 20020626-0076795, and Instrument No. 20050124-0008719, said Register's Office. Rights of others in and to the common areas.

This is improved property known as 555 Church Street, #2106, Nashville, Tennessee 37219.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

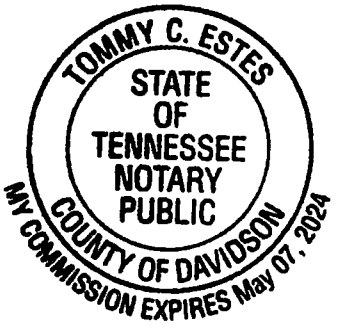
WITNESS MY HAND this 13 day of June, 2023.

MARK BANISTER, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, MARK BANISTER, 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 executed the within instrument for the purposes therein contained.

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



Tommy C. Estes
Notary Public
My Commission Expires: 05-07-2024

THIS CONVEYANCE IS EXEMPT FROM TENNESSEE RECORDATION TAX PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 67-4-409(a)(1)(C)(vi) [Formerly 67-4-409(a)(3)(F)].