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# 1014425 DEEDQC
06/13/2023 10 00 28 AM 4 pgs
Fees $22 00 Taxes $0 00
20230613-0044919

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)**	**104-024-C-011.00CO**

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:

> Land in Davidson County, Tennessee, being Unit 205, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B"

to the aforementioned Master Deed, to which reference is hereby made for a more complete description.

Together with Parking Space Number 76 and Storage Unit P1-1, which are assigned as Limited Common Elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Mark Banister by Warranty Deed, from Brent A. Tymensky and wife, Susan E. Tymensky, dated July 26, 2018, of record as Instrument No. 20180807-0077736, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING·

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantee; including Rollback taxes, if any.

Master Deed of record in Instrument No. 20080401-0032619, amended in Instrument No. 20080408-0035628, Instrument No. 20090512-0043586, and Instrument No. 20090921-0087974, Register's Office for DAVIDSON County, Tennessee.

All matters of record of record in Plat Book 57, Page 46, Register's Office for DAVIDSON County, Tennessee.

Memorandum of Lease of record in Instrument No 20091215-0114279 and Instrument No. 20091215-0114280, Register's Office for DAVIDSON County, Tennessee.

Drainage Easement to Metropolitan Government of record in Instrument No. 20051013-0123589, Register's Office for DAVIDSON County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20051013-0123588, Register's Office for DAVIDSON County, Tennessee.

Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140328-0025603, Register's Office for DAVIDSON County, Tennessee.

Charter for HOA of record in Instrument No. 20101105-0089042, Register's Office for DAVIDSON County, Tennessee.

Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in DCCR's/Master Deed.

Subject to HOA dues – if any.

Subject to the flow of any stream across the subject property

Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 110 31st Avenue North, Unit 205, Nashville, Tennessee 37203.

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

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES May 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)].