QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Joel Watrous
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF OCTOBER 2023.

L. Ethan Treutle
NOTARY PUBLIC

MY COMMISSION EXPIRES: September 07, 2026

LETHAN TREUTLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1064219 DEEDQC
10/24/2023 11:22:56 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20231024-0083236

THIS INSTRUMENT WAS PREPARED BY
STUDIO TITLE, INC.
20 MUSIC CIRCLE EAST
NASHVILLE, TENNESSEE 37203

NAME AND ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Joel Patrick Watrous 2025 Woodmont Blvd., Apt. 207 Nashville, Tennessee 37215	NEW OWNER	117-11-0J-207.00-CO

We, **ELIZABETH G. WATROUS**, individually, and as Executor of the Estate of Robert A. Watrous, of 2103 18th Avenue South, Nashville, Tennessee 37212, in consideration of $120,000.00 GRANT TO **JOEL PATRICK WATROUS**, of 2025 Woodmont Boulevard, Apt. 207, Nashville, Tennessee 37215,

With ***QUITCLAIM COVENANTS:***

Land in Davidson County, Tennessee, being Unit No. 207, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20040209-0015685, re-recorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Elizabeth G. Watrous and Robert A. Watrous, husband and wife, as joint tenants with the right of survivorship by Warranty Deed from Keith Alan White and Rhonda Kay White, husband and wife, of record in Instrument No. 20181130-0116765 Register's Office for Davidson County, Tennessee, dated November 27, 2018, and recorded November 30, 2018.

This conveyance is subject to:

- Master Deed establishing a Horizontal Property Regime of The Hillmont Condominiums of record in Instrument No. 20040209-0015685, re-recorded in Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, with By-Laws of The Hillmont Condominium Homeowners' Association, Inc. appended thereto as Exhibit "B."
- Subject to all matters shown on the Plat for The Hillmont Condominiums attached as Exhibit "C" to the aforementioned Master Deed of record in Instrument No. 20040209-0015685, as re-recorded in Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee.
- Right of Entry Agreement of record in Book 9921, Page 620, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20110930-0075711, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record and not stated herein.

THIS IMPROVED PROPERTY IS KNOWN AS: **2025 Woodmont Blvd. Apt 207, Nashville, Tennessee 37215.**

For Grantor's Title, see recorded deed dated November 30, 2018, and recorded with the Davidson Registry of Deeds as Instrument No. 20181130-0116765.

Executed as a sealed instrument this 24th day of October 2023.

Elizabeth G Watrous
ELIZABETH G. WATROUS, Individually

Elizabeth G Watrous
ELIZABETH G. WATROUS as Executor of the Estate of Robert A.Watrous

State of Tennessee
County of Davidson

Then personally appeared before me on this 24th day of October 2023, the said Elizabeth G. Watrous, individually, and as Executor of the Estate of Robert A. Watrous and acknowledged the foregoing to be her voluntary act and deed.

LETHAN TREUTLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

L. Treutle
Notary Public
Commission expiration: September 7, 2026