This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 1076560 DEEDQC
11/29/2023 03:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231129-0092254

QUITCLAIM DEED

Address New Owners:
Robert and Kimberlee Early Trust
Kimberlee Maphis Early and
Robert Lee Early, Co-Trustees
110 31st Avenue North, #904
Nashville, TN 37203

Send Tax Bills To:
same

Map/Parcel Number:
104 02 4C 070.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Kimberlee Maphis Early and Robert L. Early, wife and husband (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Robert Lee Early and Kimberlee Maphis Early, Co-Trustees, and their successors in trust, of the Robert and Kimberlee Early Trust, a Tennessee Community Property Trust, dated November 29, 2023 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 904, 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 in Instrument Number 20080401-0032619, in the Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record in 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, 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.

Included in the conveyance are the parking spaces #48 & 49 on Level 2 and the Storage Space #8 on Level 1 assigned to Unit 904.

THIS CONVEYANCE IS SUBJECT TO (1) all matters shown on the Plan of record in Plat Book 57, Page 46; (2) the Master Deed establishing a Horizontal Property Regime of The West End, a condominium community of record in Instrument Number 20080401- 0032619, amended in Instrument No. 20080408-0035628, Instrument No. 20090512-0043586 and Instrument No. 20090921-0087974; (3) Charter of The West End Condominium Association of record in Instrument No. 20101105-0089042; (4) Bylaws of the West End Condominium Association of record in Instrument Number 20080401-0032619; (5) Stormwater Detention

Agreement in Instrument No. 20051013- 0123588; (6) Agreement for Dedication of Easement for Storm Drainage in Instrument No. 20051013-0123589; (7) Grant of Easement of record in Instrument Number 20140328-0025603; (8) Article of Conversion to LLC of record in Instrument Number 20050921-0113643; (9) Rights and easements of adjoining landowners in and to any party wall(s) located on the parcel; (10) Rights of others in and to the common areas and/or elements; and (11) all applicable governmental and zoning regulations.

Being the same property conveyed to Kimberlee Maphis Early and Robert L. Early, wife and husband, by Warranty deed from Hazem Ouf and Janna Ouf, husband and wife, of record in Instrument No. 20201201-0139633 Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 110 31st Avenue North, Unit #904, Nashville, Tennessee 37203.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Robert and Kimberlee Early Trust dated November 29, 2023, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of Kimberlee Maphis Early and Robert L. Early, wife and husband, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 29TH day of NOVEMBER, 2023.

Kimberlee Maphis Early

Kimberlee Maphis Early, Grantor

Robert L. Early, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Kimberlee Maphis Early, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 29th day of November, 2023.

Notary Public

My Commission Expires: March 06, 2024

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Robert L. Early, Grantor, 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 and seal at office in Nashville, Tennessee, this 29th day of November, 2023.

Notary Public

My Commission Expires: March 06, 2024

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409 (a)(1)(C)(vi).

Robert L. Early, Affiant

Subscribed and sworn to before me this 29th day of November, 2023.

Notary Public

My Commission Expires: March 06, 2024

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 29, 2023

Carla L Lovell
Carla L. Lovell

11-29-2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of November, 2023.

Notary Public

My Commission Expires: March 6, 2024

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE