Karen Johnson Davidson County
Batch # 1181300 DEEDQC
09/13/2024 09:21:31 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240913-0070675

QUITCLAIM DEED

The undersigned, being present in the County of Riverside, State of California, declares that the actual consideration or value, whichever is greater, for this transfer is 0.00 – Zero.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Affiant, Christopher Zennedjian

State of California, County of Riverside)

Subscribed and sworn to before me, Olga Gardner, a Notary Public, this 19th day of August of the year 2024.

My Commission Expires: March 07 2027

WITNESS MY HAND AND OFFICIAL SEAL

OLGA GARDNER
Notary Public - California
Riverside County
Commission # 2437591
My Comm. Expires Mar 7, 2027

(AFFIX SEAL)

Olga Gardner, Notary Public

A resident of Riverside County, CA

This Instrument Prepared By:

Attorney Paul Hanks, 28581 Front Street, Ste. 106 Temecula, CA 92590

Property Map/Parcel Number(s):

093-06-1M-113.00-CO

New Owner/ Grantee(s):

Christopher S. Zennedjian and Heather M. Zennedjian, as trustees of the Zennedjian Family Revocable Living Trust of 2024

Send Tax Bills To:

Christopher Zennedjian & Heather Zennedjian, 40375 Odessa Road, Temecula, CA 92591

For no consideration,

Christopher Zennedjian and Heather M. Zennedjian, as residents of the State of California, County of Riverside, who acquired title to the subject property as husband and wife by way of that certain Warranty Deed from the former owner, Joseph W. Gibson, IV, recorded in the Davidson County Register's Office on May 9, 2022 as Instrument # 20220509-0052889,

now come forward as the Grantors and quitclaims to Christopher S. Zennedjian and Heather M. Zennedjian, as trustees of the Zennedjian Family Revocable Living Trust of 2024, as the Grantee(s), that certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to wit:

Land in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 3714 of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium of record as Instrument No. 20171218-0128946 and amended in Instrument No. 20181009-0099878, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each of the Units as set forth in Exhibit "E" of the Declaration Establishing 505 High Rise Condominium. The 505 High Rise Condominium constitutes the High Rise Unit in the 505 Master Condominium, as established by the Declaration Establishing 505 Master Condominium, of record as Instrument 20171218–0128945, said Register's Office. Reference is hereby made to the plat of 505 Master Condominium of record as Exhibit "D" to the Declaration Establishing 505 Master Condominium, for a more complete identification and description of the High Rise Unit of 505 Master Condominium, and the plat of 505 High Rise Condominium of record as Exhibit "D" to the Declaration Establishing 505 High Rise Condominium, for a more complete identification and description of the Unit.

Being the same property conveyed to Christopher Zennedjian and Heather M. Zennedjian, husband and wife, by Warranty deed from Joseph W. Gibson IV as Instrument No. 20220509-0052889, Register's Office for Davidson County, Tennessee, dated May 5, 2022 and recorded on May 9, 2022.

The herein described property is not now nor ever been the principal place of residence of the grantor or the grantor's spouse herein.

This conveyance is subject to:

- Master Deed establishing a Horizontal Property Regime of 505 Master Condominium, of record in Instrument No. 20171218-0128945, Register's Office for Davidson County, Tennessee.
- Charter for 505 Master Association of record in Instrument No. 20171213-0127264, in the Register's Office for Davidson County, Tennessee.
- a Horizontal Property Regime of 505 High Rise Condominium, of record in Instrument No. 20171218-0128946 and Instrument No. 201810090099878 Register's Office for Davidson County, Tennessee.

- Charter for 505 High Rise Condominium Association of record in Instrument No. 20171213-0127265, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument No. 20070625-0075451, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Right of Way & Pedestrian Sidewalk Agreement of record in Instrument No. 20151231-0131613, in the Register's Office for Davidson County, Tennessee.
- Stormwater Facilities & Systems of record in Instrument No. 20150820-0084149 and Instrument No. 20170504-0044298, in the Register's Office for Davidson County, Tennessee.
- Capital Mall Redevelopment Project Plan & Restrictions 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, in the Register's Office for Davidson County, Tennessee.
- Assignment & Assumption of Development Documents of record in Instrument No. 20151203-0122110, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Development Agreement of record in Instrument No. 20151203-0122108, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Pedestrian Sidewalk Easement of record in Instrument No. 20140923-0067004, as amended in Instrument No. 20151231-0131612, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Parking Lease & License of record in Instrument No. 20141114–0105301, as amended in Instrument No. 20171218–0128943, in the Register's Office for Davidson County, Tennessee.
- Declaration of Covenants & Easements (Fifth & Church Parking Garage) of record in Instrument No. 20141114–0105300, as amended in Instrument No. 20171218–0128944, in the Register's Office for Davidson County, Tennessee.
- Drainage Easement of record in Instrument No. 20081013-0102933 and Maintenance Agreement of record in Instrument No. 20070919-0111878, in the Register's Office for Davidson County, Tennessee.
- Second amendment to the Declaration Establishing 505 High Rise condominium of record in Instrument Number 20191016-0106180, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as and located at: 515 Church Street, #3714, Nashville, Tennessee 37219, Map/Parcel # 093-06-1M-113.00-CO

By way of this conveyance the Grantors, Christopher Zennedjian and Heather M. Zennedjian, are quitclaiming said property to their revocable living trust created by them as the settlors thereof with the full and unconditional capacity to add assets to that revocable trust.

Witness Our Hand(s) this the 19 Day of August, 2024.

Dated: August 19, 2024

Christopher Zennedjian

Dated: August 19, 2024

Heather M. Zennedjian

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On this 19th day of August, 2024, personally appeared before me, Olga Gardner, Notary Public, of Riverside County, California, the within Grantors, Christopher Zennedjian and Heather M. Zennedjian, proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2024.

Notary Public

My Commission Expires: March 07, 2027

OLGA GARDNER
Notary Public - California
Riverside County
Commission # 2437591
My Comm. Expires Mar 7, 2027

AFFIX SEAL

ACKNOWLEDGMENT & ACCEPTANCE BY GRANTEE(S)

Christopher S. Zennedjian and Heather M. Zennedjian, as trustees of the Zennedjian Family Revocable Living Trust of 2024, as the Grantee(s) under this instrument, do hereby acknowledge the execution of the within Quitclaim Deed. Christopher S. Zennedjian and Heather M. Zennedjian, as trustees of the Zennedjian Family Revocable Living Trust of 2024, fully and unconditionally accept the conveyance made by this Quitclaim Deed and that as the settlors of that trust we have the full and unconditional capacity to add assets to that revocable trust.

Witness Our Hand(s) this the 19 Day of August, 2024.

Dated: August 19, 2024

Christopher S. Zennedjian (as trustee of the Zennedjian Family Revocable Living Trust of 2024)

Dated: August 19, 2024

Heather M. Zennedjian (as trustee of the Zennedjian Family Revocable Living Trust of 2024)

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State of California)
County of Riverside)

On this 19th day of August, 2024, personally appeared before me, Olga Gardner, Notary Public, of Riverside County, California, the within Grantees, Christopher S. Zennedjian and Heather M. Zennedjian, as trustees of the Zennedjian Family Revocable Living Trust of 2024, proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2024.

Notary Public

My Commission Expires: March 07, 2027

OLGA GARDNER
Notary Public - California
Riverside County
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AFFIX SEAL

Return To: Attorney Paul Hanks, 28581 Front St, Ste. 106, Temecula, CA 92590