Karen Johnson Davidson County
Batch# 1214728 DEEDQC
12/11/2024 12:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241211-0096231

Prepared by: John W. Crow, II, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

STEPHEN GREENFIELD, ET UX

TO: QUITCLAIM DEED

STEPHEN GREENFIELD and REBECA MARCELA GREENFIELD, Trustees of the STEPHEN AND MARCELA GREENFIELD REVOCABLE TRUST, dated July 10, 2024

THIS QUITCLAIM DEED OF REALTY, executed this 14th day of November, 2024, by and between STEPHEN GREENFIELD and REBECA MARCELA GREENFIELD, husband and wife ("Grantors"), and STEPHEN GREENFIELD and REBECA MARCELA GREENFIELD, Trustees of the STEPHEN AND MARCELA GREENFIELD REVOCABLE TRUST, dated July 10, 2024 ("Grantees")

WITNESSETH:

That Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title and interest, in and to certain realty situated in Davidson County, State of Tennessee, being bounded described as follows:

> A Condominium Apartment in Davidson County, Tennessee, being Unit No. 210 of Continental Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 399, amended in Book 6135, page 788 and Book 6435, page 549, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.
>
> Being the same property conveyed to Stephen Greenfield and Rebecca M. Greenfield [sic], husband and wife by Warranty Deed from Congjun Yang and Wejie Wang, husband and wife, dated September 4, 2015 and recorded September 9, 2015 of record in Instrument No. 20150909-0091381, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Affidavit of Scrivener's Error of record in Instrument No. 20151113-0115618 correcting the name of the Grantor.

This conveyance is subject to: The Plan, with Owner's Certificate, of record in Book 5200, page 399, amended in Book 6135, page 788 and Book 6435, page 549, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5862, page 589, Book 6135, page 788, Book 6435, page 549, Book 7461, page 217, Inst. No. 20051024-0128399 said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, for the express purpose of perfecting the immunities and protections of said statute as provided therein.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

STEPHEN GREENFIELD Grantor

STATE OF TEXAS:

COUNTY OF BEXAR:

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, STEPHEN GREENFIELD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 14th day of November, 2024.

My Commission Expires:

5/30/2027.

Notary Public

FAUSTO SOLIZ
Notary Public, State of Texas
Comm. Expires 05-30-2027
Notary ID 134381710

Rebeca Marcela Greenfield
REBECA MARCELA GREENFIELD
Grantor

STATE OF TEXAS:

COUNTY OF BEXAR:

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, REBECA MARCELA GREENFIELD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 14th day of November, 2024.

My Commission Expires:

5/30/2027.

Notary Public

FAUSTO SOLIZ
Notary Public, State of Texas
Comm. Expires 05-30-2027
Notary ID 134381710

Property Owners Name And Mailing Address:

Stephen Greenfield and
Rebeca Marcela Greenfield, Trustees of the
Stephen And Marcela Greenfield Revocable Trust
15346 Antler Creek
San Antonio, TX 78248

Person or Entity Responsible for Payment of Property Taxes:

SAME/OWNER

Property Address:

3415 West End Avenue, Unit 210
Nashville, TN 37203

Map and Parcel No.:

104 06 0A 010.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Tennessee Certification of Electronic Document

I, Alexandra Hulme, do 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 14, 2024.

Affiant Signature

12/11/24
Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 11th day of Dec., 2024.



Notary's Signature

MY COMMISSION EXPIRES: 1·28·26