QUITCLAIM DEED

Karen Johnson
Batch # 1241810
02/27/2025 10 36 59 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250227-0014579

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 DAY OF FEBRUARY, 2025

NOTARY PUBLIC

ROBERT BARRY GEARON JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

THIS INSTRUMENT WAS PREPARED BY
R Barry Gearon, Jr
222 Second Avenue North, Suite 220
Nashville, TN 37201

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP – PARCEL #
Jeanne McGregor et al 122 West End Place Nashville, TN 37205	New Owner	104 09 0G 020 00

FOR AND IN CONSIDERATION, of the sum of One ($1.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JEANNE McGREGOR, **("Grantor")**, by these presents, quitclaim, grants and conveys unto JEANNE McGREGOR and NICHOLAS TUCK McGREGOR **("Grantees")**, as joint tenants with rights of survivorship, their heirs and/or successors and or assigns, all of her right, title and interest in and to the following tract(s) of land as follows to-wit:

A certain condominium apartment in Davidson County, TN described as Unit Number 20 of West End Place Condominiums (Formerly Known as Park Circle Condominiums), a Horizontal Property Regime, located in Nashville, TN, as shown as Exhibit "B" to the Master Deed for West End Place Condominiums, recorded in Book 6809, page 569 as amended in Book 9992, page 744 and Instrument No. 20140423-0034301, said Register's Office, and described in the Master Deed recorded in Book 6809, page 569 as amended in Book 9992, page 744 and Instrument No. 20140423-0034301, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the apartments, property, co-owners and tenants of West End Place, Condominium Apartments contained in the Master Deed recorded in Book 6809, page 569 as amended in Book 9992, page 744 and Instrument No. 20140423-0034301 and By-Laws appended thereto, Register's Office for Davidson County, TN are incorporated herein by reference made a part hereof the same as though copied herein.

Being the same property conveyed to Shannon L Skinner, unmarried, by Warranty Deed from Ted. E. Skinner and wife, Terri C. Skinner dated April 10, 2015, of record instrument No. 20150416-0033687, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; the premises herein inured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annotated, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West End Place Condominiums (formerly known as Park Circle Condominiums), of record in Book 6809, page 569, Book 9992, page 744 and Instrument No. 20140423-0034301; Articles of Incorporation/ Charter of record in Book 6820, page 916; Easement to the State of Tennessee of record in Book 5967, page 451; Easement for electrical lines and sanitary sewer of record in Book 4879, page 460, Easement for rights of use of alley of record in Book 465, page 570; Rules and regulations of record in Book 8834, page 727; and Easement for utility service and party walls for use in commons with owners as referenced in Instrument No. 20100723-0057793, all of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeanne McGregor, a married woman, by warranty deed from Shannon L. Skinner of record in Document Number 20180517-0047488, Davidson County Register of Deeds.

This conveyance is subject to any and all existing easements of record.

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

FOR INFORMATION PURPOSES ONLY
Property Address: 122 West End Place, Nashville, TN 37205

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand on this the 26 day of February 2025.

Jeanne McGregor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, personally appeared Jeanne McGregor, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this the 26 day of February 2025.

Notary Public

My commission expires: 5/3/2027

ROBERT BARRY GEARON JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027