Address New Owner:	Map-Parcel Numbers.	Send Tax Bills To:
Rolf Parker Griffith III, Trustee **110 31st Avenue North, #407** **Nashville, TN 37203**	**104-02-4C-029.00-CO**	**SAME**
This instrument prepared by Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Rolf Parker Griffith, III** (the "Grantor"), by these present hereby transfers, assigns, and quitclaims to **Rolf Parker Griffith III, Trustee of the Parker Griffith Revocable Trust dated April 21, 2025** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **110 31st Avenue North, #407, Nashville, TN 37203**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property

Karen Johnson Davidson County
Batch # 1263270 DEEDQC
04/23/2025 08 25 53 AM 3 pgs
Fees $17 00 Taxes $0 00

20250423-0030953

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 21st day of April, 2025

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires 06/20/2027

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination, and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 21st day of April, 2025

ROLF PARKER GRIFFITH, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rolf Parker Griffith, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 21st day of April, 2025.

Notary Public

My Commission Expires
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Unit 407, 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 No. 20080401-0032619, 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, and 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 depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed

Together with Parking Space Numbers 101 and 102 and Storage Space Number P1-28, which are assigned as limited common elements appurtenant to the above-described Unit, as set forth and defined in the Master Deed

This conveyance is subject to

- Subject to all matters shown on the Plan of record in Plat Book 57, Page 46, in the Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No 20080401-0032619, amended in Instrument No 20080408-0035628, Instrument No 20090512-0043586 and Instrument No 20090921-0087974 and Instrument No. 20230313-0017699 and Instrument No 20230313-0017700, and Instrument No 20230313-0017703, in the Register's Office for Davidson County, Tennessee
- Charter of The West End Condominium Association of record in Instrument No. 20101105-0089042, in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Instrument No 20051013-0123588, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Storm Drainage of record in Instrument No 20051013-0123589, in the Register's Office for Davidson County, Tennessee
- Application to Combine Parcels of record in Instrument No 20051123-00141766, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument No 20140328-0025603, in the Register's Office for Davidson County, Tennessee
- Notice of Quitclaim deed and agreed release of real property liens and encumbrances of record in Instrument No 20120119-0005400, in the Register's Office for Davidson County, Tennessee
- Article of Conversion to LLC of record in Instrument Number 20050921-0113643, in the Register's Office for Davidson County, Tennessee
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof
- Any and all existing easements and restrictions as shown of record not stated herein

BEING the same property conveyed to Rolf Parker Griffith, III, a married man from Michael J Regier and Gordon T Kendall, a married couple, by warranty deed filed for record on January 14, 2025, Instrument Number 20250114-0002877, as of record in the Register's Office for Davidson County, Tennessee.