Karen Johnson Davidson County
Batch# 1284596 DEEDQC
06/16/2025 09:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250616-0046609

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Susan W. Simons, Affiant Subscribed and sworn to before me, this 10th day of June, 2025. Notary Public My Commission Expires:

JEFFREY MOBLEY, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Susan W. Simons 3737 West End Avenue, Unit 102 Nashville, Tennessee 37205	SAME	104 09 0J 102.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for Ten Dollars ($10.00) and no other consideration, **Susan W. Simons, Trustee of The Luke Simons 2012 Family Trust dated December 17, 2012**, remises, releases and quitclaims all right, title and interest owned by the Grantor in the tract or parcel of land described on Exhibit A attached hereto, consisting of an undivided one-half (50%) tenant-in-common interest, to **Susan W. Simons**. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 10th day of June, 2025.

THE LUKE SIMONS 2012 FAMILY TRUST

By: Susan W. Simons

Susan W. Simons, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan W. Simons, Trustee, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of June, 2025.

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A
Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 102 of the Westbury Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123) and the provisions of the Master Deed for the Westbury Condominiums of record in Book 6819, Page 210, including without limitation the by-laws appended thereto of record in Book 6819, Page 239, said Register's Office as amended by First Amendment to Master Deed of record in Book 6886, Page 662, said Register's Office, and as amended by Second Amendment to Master Deed of record in Book 6958, Page 220, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

Together with the undivided percentage interest in the common elements (as defined in the Master Deed) appertaining to said Unit and all other rights, powers, privileges and interest appertaining to said unit pursuant to the Master Deed.

Together with Allocated Parking Space No.(s) 25, 29 & 30 and Reserved Space No.(s) S-6, S-7, which are hereby allocated to the aforesaid unit as an inseparable appurtenance and interest as provided in the Master Deed.

Being the same property conveyed to Susan W. Simons, Trustee of the Luke Simons 2012 Family Trust dated December 17, 2012, by deed from W. Lucas Simons, of record as Instrument No. 20171222-0130794, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WILTON CONDOMINIUMS, as recorded in Plat Book 6050, Page(s) 116.

Charter of Westbury Condominium Association recorded in Book 6819, Page 862, amended in Book 7970, Page 553.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WILTON CONDOMINIUMS of record in Book 6819, Page 210, as amended by instrument(s) of record in Book 6886, Page 662, Book 6958, Page 220, Instrument Nos. 20000606-0055942 and 20140717-0063499; also subject to easements, rights and interests 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 building thereon.

This is improved property known as 3737 West End Avenue, Unit 102, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 **June 10, 2025**.

June 13, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **13th** day of **June**, **2025**.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

