Bill Garrett | Davidson County
Batch# 4752 DEEDQC
09/26/2017 08:30:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20170926-0098208

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
David M. Dilts, Trustee, David M. Dilts,
Revocable Living Trust Agreement
429 Summit Oaks Drive
Nashville, TN 37221

Send Tax Bills To:
New Owner

Map and Parcel No.
128160B007.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **David M. Dilts, unmarried**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **David M. Dilts, Trustee, David M. Dilts Revocable Living Trust Agreement dated September 21, 2017** ("Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Lot 7, Summit Oaks, Phase One Planned Unit Development, as shown on Plat of record in Instrument No. 20020129-0011883, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to **David M. Dilts, unmarried**, by Warranty Deed dated June 26, 2015, from **Kyle Patrick Gustie, and wife and Leanne L. Gustie**, recorded in Instrument No. 20150630-0062913, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20020129-0011883, 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. 20020214-0019518, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicap persons.
Charter of record in Instrument No. 20020131-0013598, in the Register's Office for Davidson County, Tennessee.
Stormwater Easements of record in Instrument No. 20030520-0068720 and Instrument No. 20040928-0116868, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20050728-0088585 in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.
Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as: **429 Summit Oaks Drive, Nashville, TN 37221**.

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 21st day of September, 2017.

David M. Dilts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **David M. Dilts**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of September, 2017.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
10/20/2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 21st day of September, 2017.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
10/20/2019