Karen Johnson Davidson County
Batch# 533113 DEEDWARR
12/14/2020 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20201214-0147095

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-1107

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Chickasaw Properties, LLC	NEW OWNER	Map: 086140A20000CO
(NAME) 330 Franklin Road, Suite 135 A-448	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($185,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NANCY ELIZABETH SUMMERS, TRUSTEE OF THE NANCY ELIZABETH SUMMERS REVOCABLE LIVING TRUST DATED DECEMBER 5, 2016,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHICKASAW PROPERTIES, LLC,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 200, on the Plan of Stage Three, Hermitage Meadows, of record in Plat Book 6250, Page 300, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to The Nancy Elizabeth Summers Revocable Living Trust dated December 5, 2016, by Quitclaim Deed from Nancy E. Summers, of record in Instrument No. 20170125-0008303, dated December 5, 2016, Register's Office for said County. See also deed of record in Instrument No. 20051010-0121998. said Register's Office.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 300, said Register's Office; (3) Articles of Organization for Chickasaw Properties, LLC of record in Instrument No. 20200714-0076548, in the Register's Office for Davidson County, Tennessee; (4) Deed of common areas to Homeowners Association of record in Book 6158, Page 931, Book 6209, Page 548 and Book 6668, Page 54, in the Register's Office for Davidson County, Tennessee;(5) Articles of Incorporation of Homeowners Association of record in Book 6034, Page 376, amended in Book 7466, Page 25 and Book 8275, Page 843, in the Register's Office for Davidson County, Tennessee; (6) Easement to Cumberland Water Co. of record in Book 4419, Page 230, in the Register's Office for Davidson County, Tennessee; (7) Easement to First Suburban Water Co. of record in Book 6716, Page 815, in the Register's Office for Davidson County, Tennessee; (8) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20121114-0104689, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6034, Page 365, amended in Instrument No. 20170210-0013943 and corrected in Instrument No. 20170320-0026618, Book 6034, Page 383, amended in Book 7660, Page 612, Instrument No. 20010327-0029002 and Instrument No. 20180904-0087326, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 200 Thistle Lane, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8th day of December, 2020.

The Nancy Elizabeth Summers Revocable Living Trust dated December 5, 2016

BY: Nancy Elizabeth Summers
Nancy Elizabeth Summers
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nancy Elizabeth Summers, Trustee of The Nancy Elizabeth Summers Revocable Living Trust dated December 5, 2016, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustee, of The Nancy Elizabeth Summers Revocable Living Trust dated December 5, 2016, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Nancy Elizabeth Summers, as Trustee.

Witness my hand and official seal this 8th day of December, 2020.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.