Karen Johnson Davidson County
Batch# 561581 DEEDQC
01/26/2021 01:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210126-0011593

THIS INSTRUMENT PREPARED BY:

Richard L. Rieck, Esq.
Maynard, Cooper & Gale, P.C.
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

RICHARD LOUIS RIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $-0-.

Laura Frances Zuhl
Affiant

Subscribed and sworn before me this 25th day of January, 2021.

Notary Public

My Commission Expires: 11-8-21

Address New Owners:	**Send Tax Bills To:**	**Map and Parcel:**
WRE Hermitage, LLC 2672 Filmore Street Salt Lake City, Utah 84106	New Owners	075-04-0-104-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Summit Court, LLC**, a Tennessee limited liability company ("**Grantor**"), does hereby quitclaim, transfer and convey unto **WRE Hermitage, LLC**, a Delaware limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's right title and interest in and to that certain improved real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved real property located at **4716 Trenton Drive, Hermitage, Tennessee 37076.**

* * *

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective as of the 25th day of January, 2021.

GRANTOR:

Summit Court, LLC,
a Tennessee limited liability company

By _____
Gregory J. Lammert, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Gregory J. Lammert,** with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **Sole Member** and that such person is authorized to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of January, 2021.

_____
Notary Public

My Commission Expires: 11-8-21

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

BEING located in the 11th Councilmanic District of Davidson County, Tennessee, being located northeasterly of the Trenton Drive and Baton Rouge Drive intersection and being all of Lot 3 of Section Two, John Apostolou Property as recorded in Plat Book 5210, Page 78 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing concrete right-of-way marker in the northerly right-of-way of Trenton Drive, said monument being the southeasterly corner of Lot 2B of Resubdivision of Lot No. 2 Addition to Tulip Grove as recorded in Plat Book 7900, Page 214 in the Register's Office of Davidson County, Tennessee;

Thence leaving said northerly right-of-way of Trenton Drive and continuing along with the easterly lines of Lots 2B and 2A of Resubdivision of Lot No. 2 Addition to Tulip Grove, N 05°07'41" E a distance of 302.13' to a new masonry nail and brass disk monument at the base of a concrete headwall, said monument being the southwesterly corner common to Lot 1 of Section Two, John Apostolou Property as recorded in Plat Book 5210, Page 78 in the Register's Office of Davidson County, Tennessee;

Thence leaving said Lot 2A of Resubdivision of Lot No. 2 Addition to Tulip Grove and continuing along with the southerly lines of Lots 1 and 2 of Section Two, John Apostolou Property, S 88°48'19" E a distance of 225.24' to a new iron pin monument, said monument being the westerly line common to Lot 1 of Tulip Grove Apartments as recorded in Plat Book 4300, Page 137 in the Register's Office of Davidson County, Tennessee;

Thence leaving said Lot 2 of Section Two, John Apostolou Property and continuing along with the westerly line of Lot 1 of Tulip Grove Apartments, S 05°01'41" W a distance of 318.05' to an existing ¾" iron pin monument, said monument being the northerly right-of-way of Trenton Drive;

Thence leaving said Lot 1 of Tulip Grove Apartments and continuing along with the northerly right-of-way of Trenton Drive the following two calls: N 84°37'56" W a distance of 187.00' to a new iron pin monument;

Thence with a curve turning to the right with an arc length of 38.27', with a radius of 1549.85', with a chord bearing of N 85°20'29" W, with a chord length of 38.27', to an existing concrete right-of-way marker; which is the point of beginning, having an area of 69,727 square feet, 1.60 acres more or less.

All bearings based on Tennessee State Plane (NAD 83).

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated January 20, 2021.

Being the same property conveyed to Summit Court, LLC, a Tennessee limited liability company, by Special Warranty Deed from CXA-16 Corporation, a Texas corporation, of record in Instrument No. 20111219-0098691, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Matt Foster, 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, Jodean M. King, a notary public for this county and state, Matt Foster 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: 06/21/2021

Notary Seal:

