Karen Johnson Davidson County
Batch# 588522 DEEDQC
03/10/2021 09:23:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210310-0031230

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Westcor Land Title Insurance Company, 600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-TN-RF-616221

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Stewart F. Summers	Stewart F. Summers	091-08-0-225-00
4402 Illinois Avenue	4402 Illinois Avenue	
Nashville, TN 37209	Nashville TN 37209	

QUITCLAIM DEED

1st

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, STEWART FAULKNER SUMMERS, an unmarried woman, ALLINGHAM BURKS SUMMERS, II and STEWART ELLIOTT SUMMERS, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto STEWART F. SUMMERS, an unmarried woman, hereinafter referred to as "Grantee", whose mailing address is: 4402 Illinois Avenue, Nashville, TN 37209, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 305 and the West 15 1/2 feet of Lot No. 303, Block 44 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 57, Page 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot and part of lot adjoin and front together 40.5 feet on the Northerly side of Illinois Avenue and run back between parallel lines 150 feet to an alley.

Tax ID No.: 091-08-0-225-00

Being the same property conveyed to Stewart Faulkner Summers, unmarried, Allingham Burks Summers, II and wife, Stewart Elliott Summers, joint tenants with right of survivorship, from Erin Mackenzie Mason NKA Erin Mackenzie Griffin and John M. Griffin, wife and husband, by Deed dated May 15, 2018 and recorded May 16, 2018, in 20180516-0046842, in the Office of the County Register of Deeds of Davidson County, State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 4402 Illinois Avenue, Nashville, TN 37209.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 2nd day of Nov, 20 20.

Stewart Faulkner Summers
STEWART FAULKNER SUMMERS

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that STEWART FAULKNER SUMMERS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 2nd day of November, 2020.

Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5th day of November, 20 20.

A. B. J

ALLINGHAM BURKS SUMMERS, II

MM

STATE OF ~~TENNESSEE~~ Montana
COUNTY OF Gallatin

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ALLINGHAM BURKS SUMMERS, II, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 5th day of November, 20 20.

Notary Public
My Commission expires: 2-1-22

MELISSA MEREDITH
NOTARIAL SEAL
STATE OF MONTANA

MELISSA MEREDITH
Notary Public
for the State of Montana
Residing at:
Belgrade, Montana
My Commission Expires:
February 01, 2022

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5th day of November, 2020.

Stewart E Summers
STEWART ELLIOTT SUMMERS

STATE OF ~~TENNESSEE~~ Montana
COUNTY OF Gallatin

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that STEWART ELLIOTT SUMMERS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 5th day of November, 2020.

Notary Public
My Commission expires: 2-1-22

MELISSA MEREDITH
NOTARIAL SEAL
STATE OF MONTANA
MELISSA MEREDITH
Notary Public
for the State of Montana
Residing at:
Belgrade, Montana
My Commission Expires:
February 01, 2022

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.

STEWART F. SUMMERS

Subscribed and sworn to before me this 2nd day of Nov, 2020

Notary Public

My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Christine Joachim, 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 PA
County of Montgomery

Personally appeared before me, Michael Estelle, a notary public for this county and state Christine Joachim who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY SIGNATURE

My Commission Expires 3-19-2023
Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499