Karen Johnson Davidson County
Batch# 948591 DEEDQC
12/06/2022 02:19:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20221206-0127277

| Prepared By: | Record and Return To: | New Owner Name and Tax Mailing Address: |
|---|---|---|
| VidmarLaw, LTD<br>John Vidmar (TN Bar#032525)<br>P.O. Box 211031<br>Columbus, Ohio 43221 | Progressive Land Title Agency, Ltd.<br>5000 Rockside Rd., Ste. 420<br>Independence, OH 44131 | Scott Hughes<br>239 White Bridge Pike<br>Unit 16<br>Nashville, TN 37209 |

Order Number: 22-14029-TN

# QUIT-CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS,** that the Grantor(s) **Scott Hughes, an unmarried man, and Charlotte E. Hughes, an unmarried woman,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Scott Hughes, an unmarried man,** whose address is 239 White Bridge Pike, Unit 16, Nashville, TN 37209, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Unit No. 16 on the Plan of Summit at Whitebridge, a Horizontal Property Regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Summit at Whitebridge, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123636, amended in Instrument No.. 20170207-0013008 and Instrument No.. 20180611-0055774, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto. Reference is hereby made to the plan of Summit at Whitebridge, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20161123-0123636, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to 1) The Plan of record as set out on Exhibit "C' to the Declaration of Covenants, Conditions and Restrictions, as shown in Instrument No. 20161123-0113636, said

Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein, 2) Declaration of Covenants, Conditions and Restrictions for Summit at Whitebridge, of record in Instrument No. 20161123-0123636, amended in Instrument No. 20170207-0013008 and in Instrument No. 20180611-0055714, Register's Office for Davidson County, Tennessee- By-Laws and Charter of Summit at Whitebridge appended thereto. 3) All matters shown on the Plan of Record in Plat Book 161, Pgce 164, Register's Office for Davidson County, Tennessee. 4) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No, 2016118008-0081832, Register's Office for Davidson County, Tennessee. 5) Agreement for Dedication of Easement for Sanitary Sewer and/or Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20161025-0112669, Register's Office for Davidson County, Tennessee. 6) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No, 20180611-0055676, Register's Office for Davidson County, Tennessee.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 103-02-0S-016-00
Street address of property: 239 White Bridge Pike, Unit 16, Nashville, TN 37209

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20200911-0103647 in the Register's Office, Davidson County, Tennessee.



202212060127277

Signed this 1 day of December, 2022.

Signature of Grantor(1 of 2):

Scott Hughes

STATE OF Tennessee, COUNTY OF Davidson SS:

***BE IT REMEMBERED*** That on this 1st day of December, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Scott Hughes, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

THOMAS DALLAS EWING III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

Signed this 1 day of December, 2022.

Signature of Grantor (2 of 2s):

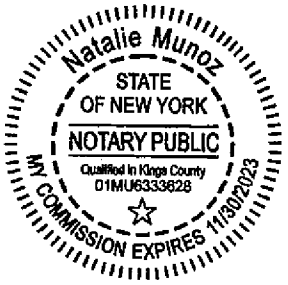
Charlotte E. Hughes

STATE OF newyork, COUNTY OF newyork, SS:

***BE IT REMEMBERED*** That on this 1 day of december, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Charlotte E. Hughes known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public




No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 103-02-0S-016-00
Street address of property: 239 White Bridge Pike, Unit 16, Nashville, TN 37209

Oath of Consideration

I or we, Scott Hughes, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.00.

Signed this 1st day of December, 2022.

Signatures of Affiant(s):

Sworn and subscribed before me this 1 day of December 2022.

Notary Public

THOMAS DALLAS EWING III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

# Exhibit "A"
## Property Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 16 ON THE PLAN OF SUMMIT AT WHITEBRIDGE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SUMMIT AT WHITEBRIDGE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20161123-0123636, AMENDED IN INSTRUMENT NO. 20170207-0013008 AND INSTRUMENT NO. 20180611-0055774, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO. REFERENCE IS HEREBY MADE TO THE PLAN OF SUMMIT AT WHITEBRIDGE, SHOWN ON EXHIBIT "C" TO THE DECLARATION OF COVENANTS OF RECORD IN INSTRUMENT NO. 20161123-0123636, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

Parcel ID: 103 02 0S 016.00

Commonly known as 239 White Bridge Pike, Unit 16 Nashville, TN 37209
However, by showing this address no additional coverage is provided

Being the same property conveyed to SCOTT HUGHES AND CHARLOTTE E. HUGHES, AS TENANTS IN COMMON by Deed dated September 9, 2020 from SUMMIT AT WHITEBRIDGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, recorded September 11, 2020, in Instrument Number 20200911-0103647, in the Official Records of Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, Tonua Paradise, 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 December 1, 2022 (date of document).

Tonua Paradise
Affiant Signature

December 5, 2022
Date

State of Ohio
County of Cuyahoga

Sworn to and subscribed before me this 5 day of December, 2022.

CHERYL SMITH
Notary Public
State of Ohio
My Comm. Expires
November 28, 2026

Cheryl Smith
Notary's Signature

MY COMMISSION EXPIRES: Nov 28, 2026

NOTARY'S SEAL