QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 966207 DEEDQC
02/01/2023 11:15:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230201-0007397

AJ-AOH-QCD-23-3227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026

(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shary E. Summers and Danyel A. Summers	**Shary E. Summers and Danyel A. Summers**	
(NAME) **3227 Panorama Drive**	(NAME) **3227 Panorama**	**08008007900**
(ADDRESS) **Nashville, TN, 37218**	(ADDRESS) **Nashville, TN, 37218**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shary Summers and Danyel A. Summers,** hereinafter called the Grantors, by these presents do hereby convey, assign, and quitclaim unto **Shary E. Summers and Danyel A. Summers**, **as tenants in common with right of survivorship**, hereinafter called the Grantees, their heirs, successors, and assigns, all Grantors' right, title, and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 273 on the Plan of Section One, Bordeaux Gardens, of record in Book 3300, page 91, Register's Office for said County. Said Lot No. 273 fronts 55 feet on the westerly side of Panorama Drive, and extends back 125.07 feet on the southerly line and 129.25 feet on the northerly line, to a line in the rear on which it measures 57 feet.

Being the same property conveyed to **Nathaniel Davidson and Shary Summers** by **Quitclaim Deed** from **Oscar Bradley**, of record in **Book 6480, Page 820**, in the Register's Office for Davidson County, Tennessee.

The said Nathaniel Davidson having since died intestate on November 22, 1994. Nathaniel Davidson's 50% interest in the property vesting at his death in **Danyel A. Summers,** as evidenced by Affidavits of Heirship of record in Instrument Nos. _____ and _____, Register's Office for Davidson County, Tennessee. 20230201-0007395 20230201-0007396

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to, taxes past due.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3227 Panorama Drive, Nashville, TN, 37218**.

Witness my hand this the 26th day of January, 2023.

Shary Summers

Shary E. Summers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Shary E. Summers,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of January, 2023.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)



Witness my hand this the 26th day of January, 2023.

Danyel A. Summers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Danyel A. Summers,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of January, 2023.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

