Karen Johnson Davidson County
Batch# 979939 DEEDQC
03/13/2023 02:21:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230313-0018126

QUITCLAIM DEED

	MAP/PARCEL NUMBER(s): 07408010400
ADDRESS OF NEW OWNER(S):	**SEND TAX BILLS TO:**
Samuel J. Summers	Samuel J. Summers
3805 Charlotte Avenue	3805 Charlotte Avenue
Nashville, TN 37209-3736	Nashville, TN 37209-3736

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand, and other good and valuable consideration, Appalachian Holdings, LLC, a Tennessee Limited Liability Company, Grantor, by these presents, hereby quitclaims and conveys unto Samuel J. Summers, unmarried, Grantee, his successors and assigns, all of the right, title, and interests in and to the following described tract of land:

Being Lot No. 768 on the Plan of Section Seven, Hermitage Hills, or record in Book 3300, Page 62 and 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description.

Being the same property conveyed to Janice Rutter and Larry William Rutter by Trustee's Quitclaim Deed from Anita Lester, Trustee, of record in instrument 20110608-0043769, dated Jube 2, 2011, Register's office for said County.

This being the same property conveyed to Samuel J. Summers, unmarried, from Janice Rutter and Larry William Rutter, unmarried, by warranty deed dated September 21, 2017, of record under instrument number 20170925-0098088 Register's Office for Davidson County, Tennessee.

This being the same property conveyed to Appalachian Holdings, LLC, from Samuel J. Summers by quitclaim deed dated October 3, 2018, of record under instrument number 20181010-0100419, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is improved property known as 7022 Bonnavent Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, its heirs and assigns forever.

WITNESS my hand this 6 day of March, 2023.

APPALACHIAN HOLDINGS, LLC

By: [signature]

Its: Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named, Samuel T Summers, representative of Grantor, with whom I am personally acquainted and who acknowledged that he executed the foregoing agreement for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, on this 6 day of March, 2023.

AMY STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[signature]
Notary Public

My Commission Expires: March 6, 2024

The actual consideration or value, whichever is greater, for this transfer is - 0 -.

APPALACHIAN HOLDINGS, LLC

By: _____

Its: Managing member

Sworn to and subscribed before me this the 6 day of March, 2023.

_____
Notary Public

My Commission Expires: March 6, 2024

AMY STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared by:

LEITNER, WILLIAMS, DOOLEY & NAPOLITAN, PLLC

By: ***s/ Thomas J. Dement II***
Thomas J. Dement II
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