Karen Johnson Davidson County
Batch# 979939 DEEDQC
03/13/2023 02:21:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230313-0018127

QUITCLAIM DEED

	Map Parcel Numbers: **075-09O-204.00**
ADDRESS OF NEW OWNER(S):	**SEND TAX BILLS TO:**
Samuel J. Summers 3805 Charlotte Avenue Nashville, TN 37209-3736	Samuel J. Summers 3805 Charlotte Avenue 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, Grantee, its successors and assigns, all my right, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 1083 on the Plan of Hermitage Hills, Section Nine, as of record in Plat Book 3600, Page 97, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Burt Grant, a single man by Warranty Deed from R & R Renovations, Inc., dated 10/31/2014 recorded 11/04/2014, of record in Instrument No. 20141104-0101978, in the Register's Office for Davidson County, Tennessee. The said Burt Grant having since married. Danielle Grace Grant joins in this conveyance to convey any and all rights she may have in this property.

This being the same property conveyed to Samuel J. Summers, unmarried, from Burt Grant and Danille Grace Grant, husband and wife, by warranty deed dated June 29, 2017, of record under instrument number 20170706-0068040 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 20181010-0100420, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters as set forth her Plat Book 3600, Page 97: conveyance, conditions, easements and restrictions of record in Book 3864, Page 441, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, by-laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 202 Bonnaoaks 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, his heirs and assigns forever.

WITNESS my hand this 6 day of March, 2023.

APPALACHIAN HOLDINGS, LLC

By: _____
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 representative for Appalachian Holdings, LLC, Samuel T Summers, the 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.

_____
Notary Public

My Commission Expires: March 6, 2024

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

AMY STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

APPALACHIAN HOLDINGS, LLC

By: _____
Its: Managing Member

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

_____
Notary Public
My Commission Expires: March 6, 2024

This instrument was prepared by:

LEITNER, WILLIAMS, DOOLEY & NAPOLITAN, PLLC

By: _____

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