Karen Johnson Davidson County
Batch# 988231 DEEDQC
04/04/2023 03:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230404-0024586

This Instrument Prepared By:
THOMPSON BURTON PLLC (DHM)
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Number(s)
Oak Summit Holdings, LLC 920 Kirkwood Avenue Nashville, TN 37204	Same	118-01-4 S-004.00 Davidson County

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, FRANK GRAVES by these presents does hereby quitclaim, and by these presents transfer and convey unto OAK SUMMIT HOLDINGS, LLC, a Tennessee limited liability company, its successors and assigns, all of his right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A hereto (the "Property").

This is improved property known as 920F Kirkwood Avenue, Nashville, Tennessee.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

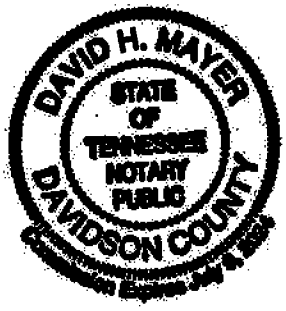
IN WITNESS WHEREOF, the undersigned has executed this instrument on this 3rd day of April, 2023.

FRANK GRAVES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, FRANK GRAVES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the **purposes therein contained.**

WITNESS my hand, at office, this 3rd day of April, 2023.



Notary Public
My Commission Expires: 7-9-24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 3rd day of April, 2023.

Notary Public
My Commission Expires: 7-9-24



EXHIBIT A

Land in Davidson County, Tennessee, being Unit D4 of Homes At 920D Kirkwood a planned unit development, as shown on Exhibit "C" in the Declaration Of Covenants, Conditions and Restrictions for Homes At 920D Kirkwood, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20160125-0007063 and amended in Instrument Number 20160512-0047344, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes At 920D Kirkwood, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20160125-0007063 and Bylaws appended thereto as Exhibit "B", and Amended in Instrument Number 20160512-0047344, said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Frank Graves, an unmarried man, by warranty deed from Louise Anne Alexander, an unmarried woman, of record at Instrument Number 20220325-0034715, Register's Office, Davidson County, Tennessee.

TRUE COPY CERTIFICATION

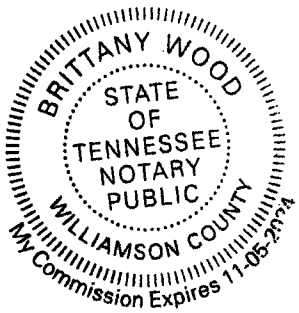
I, David H. Mayer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 3, 2023.

Date: April 4, 2023

David H. Mayer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On April 4, 2023, before me, the undersigned, personally appeared David H. Mayer, who acknowledges that this certification of an electronic document is true and correct.



Notary Public

My Commission Expires: 11·5·24