Karen Johnson Davidson County
Batch# 1043750 DEEDQC
08/29/2023 11:37:30 AM 3 pgs
Fees: $27.00 Taxes: $0.00
20230829-0067627

THIS INSTRUMENT PREPARED BY: Irwin Kuhn McCracken Kuhn, PLLC 4501 Charlotte Ave, #90743 Nashville, TN 37209 615.669.6859, Ext. 104 Kuhn@McCracken.Law	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 LOREN SETH SUMERLIN, Affiant Subscribed and sworn to before me, this 3rd day of August 2023. Quiana L. Jimerson NOTARY PUBLIC My Commission Expires: July 7, 2027

QUIANA L JIMERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Charissa Dawn Sumerlin 905A Halcyon Ave. Nashville, TN 37204	New Owner	Map and Parcel No.: 118-01-4Q-001.00-CO

PURSUANT TO AND IN CONSIDERATION of the terms of a certain Marital Dissolution Agreement, executed by the parties to be incorporated in the Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee, in the case of *Loren Seth Sumerlin v. Charissa Dawn Sumerlin, Docket Number 23D704*, LOREN SETH SUMERLIN (the "Grantor"), has bargained and sold, and by these presents does transfer, quitclaim and convey unto CHARISSA DAWN SUMERLIN (the "Grantee"), her heirs, successors and assigns, all of his right, title and interest in and to 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 A of the Homes At 905 Halcyon, a Planned Unit Development, as shown on Exhibit "C" in the Declaration Of Covenants, Conditions and Restrictions for Homes At 905 Halcyon, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20160125-0006880, 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 905 Halcyon, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20160125-0006880 and Bylaws appended thereto as Exhibit "B", 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 Charissa Dawn Sumerlin and Loren Seth Sumerlin, Wife and Husband, by Warranty Deed from Elizabeth M. Rogers-Catana, married, dated December 29, 2020, and recorded January 4, 2021, of record in Instrument No. 20210104-0000881, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Catana and Elizabeth M. Rogers Catana, husband, and wife by Warranty deed from Aspen Construction. LLC, a Tennessee limited liability company of record in Instrument No. 20161004-0104451 Register's Office for Davidson County, Tennessee, dated, September 30, 2016, and recorded on October 04, 2016. Being the same property conveyed to Elizabeth M. Rogers-Catana by Quitclaim deed from Robert Catana of record in Instrument No. 20161116-0120637 Register's Office for Davidson County, Tennessee, dated October 01, 2016, and recorded on November 16, 2016.

This conveyance is subject to all mortgages, plat restrictions, and taxes for the year 2023 and subsequent years.

This is improved property, known as **905A Halcyon Ave., Tennessee 37204**.

IN WITNESS WHEREOF, Grantor executed this instrument on this the 3 day of August 2023.

LOREN SETH SUMERLIN, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named LOREN SETH SUMERLIN, the Grantor, 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 and official seal this 3rd day of August 2023.

Notary Public

My Commission Expires: July 9, 2027

QUIANA L JIMERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kathy R. Silva, do hereby make oath that I am the custodian on behalf of the law firm McCracken Kuhn Marks, PLLC of the original version of the electronic document tendered for registration herewith and that this electronic document is a true exact copy of the original document executed and authenticated according to law on the 3rd day of August 2023.

KATHY R. SILVA

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of August 2023.

Notary's Signature

My Commission Expires: 01/04/2027.

Notary's Seal (if on paper)

D GIOVANNI GALEANO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027