Karen Johnson
Batch # 1125911
04/23/2024 08:18:12 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240423-0028849

Prepared By & Return To:
Peter W. Sunderland
201 S. 25th Street, Apt. 621
Philadelphia, PA 19103

QUITCLAIM DEED

MAIL RECORDED DEED TO:	SEND TAX BILLS TO:	Map & Parcel
NASH Solon Property LLC c/o Registered Agents Inc 16 Agnes Road STE 200 Knoxville, TN 37919	Western Alliance Bank ATTN: Property Taxes 95 Methodist Hill Drive Suite 100 Rochester, NY 14623	083-04-0-059.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Peter Wayne Sunderland, a married man

HEREINAFTER REFERRED TO AS THE GRANTOR, DOES HEREBY BARGAIN, SELL, REMISE, RELEASE, QUIT CLAIM AND CONVEY UNTO

NASH Solon Property LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A 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. 52A on the Plan of A Resubdivision of Lot No. 52 of the Plan of Rosebank Park of record in Plat Book 3106, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Peter Wayne Sunderland, an unmarried man by Warranty deed from John C. Hamm and Cheryl L. Knox, husband and wife of record in Instrument No. 20190819-0082875 Register's Office for Davidson County, Tennessee, dated August 15, 2019 and recorded on August 19, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2506 Solon Drive, Nashville, TN 37206

GRANTOR:

Peter Wayne Sunderland

STATE OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Peter Wayne Sunderland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

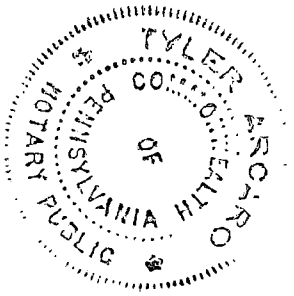
Witness my hand and official seal this 20 day of January 2024.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC

My commission expires: 7/25/2027

Commonwealth of Pennsylvania - Notary Seal
Tyler Arcaro, Notary Public
Philadelphia County
My Commission Expires July 25, 2027
Commission Number 1437586



OATH OF CONSIDERATION

STATE OF PENNSYLVANIA

COUNTY OF PHILADELPHIA

The actual consideration for this transfer is ten dollars ($10.00); minimal consideration due to transfer's nature being estate planning purposes.

GRANTEE

NASH Solon Property LLC

Peter W. Sunderland, Manager

Amanda N. Sunderland, Manager

Witness my hand and official seal this 20 day of January 2024.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC

My commission expires: 7/25/2027

Commonwealth of Pennsylvania - Notary Seal
Tyler Arcaro, Notary Public
Philadelphia County
My Commission Expires July 25, 2027
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TYLER ARCARO NOTARY PUBLIC COMMONWEALTH OF PENNSYLVANIA PHILADELPHIA