Karen Johnson Davidson County
Batch# 1158559 DEEDQC
07/16/2024 12:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240716-0053445

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: May 8, 2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
E&N PROPERTIES LLC	**SAME AS NEW OWNER**	
(NAME) **745 PLOWSON RD.**	(NAME)	**164050A8000CO**
(ADDRESS) **MT. JULIET, TN 37122**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHTY THOUSAND DOLLARS ($0.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **NICHOLAS GRAYSON GREGORY, UNMARRIED, AND ELLEN ELIZABETH POSTELL, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **E&N PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("GRANTEE") ITS SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO 1036 OF SUMMER GLEN TOWNHOMES, PHASE 2, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS (PUD), AS SHOWN ON THE SITE PLAN ATTACHED TO AND SHOWN AS EXHIBIT 2, ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUMMER GLEN TOWNHOMES, A TOWNHOME PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20180116-0004525, AS SUPPLEMENTED AND AMENDED BY INSTRUMENT NOS. 20181220-0123931, 20190807-0078437 (AS CORRECTED BY INSTRUMENT NO. 20190904-0089474), 20200228-0022465, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION, ALONG WITH ALL OWNERSHIP INTEREST AND RIGHTS REGARDING ALL RELATED PRIVATE ELEMENTS, COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS AS SPECIFICED IN SAID DECLARATION.

BEING THE SAME PROPERTY CONVEYED TO NICHOLAS GRAYSON GREGORY, UNMARRIED, AND ELLEN ELIZABETH POSTELL, UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY SPECIAL WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A RYAN HOMES, DATED 08/19/2020, RECORDED 08/20/2020, AND OF RECORD AT INSTRUMENT NO. 20200820-0093951, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING IMPROVED PROPERTY MORE COMMONLY KNOWN AS:
4316 SUMMERCREST BLVD., UNIT 1036, ANTIOCH, TN 37013

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL

DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my/our hand this the 15th day of July, 2024.

NICHOLAS GRAYSON GREGORY

ELLEN ELIZABETH POSTELL

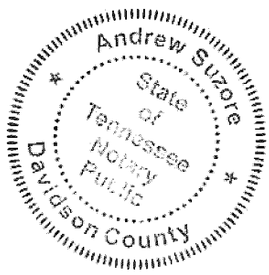
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Nicholas Grayson Gregory and Ellen Elizabeth Postell, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2024.

Notary Signature

My commission expires: May 8, 2028



Certificate of Authenticity

I, Andrew Suzore, 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 July 15, 2024.

Date

Affiant Signature

July 16. 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th day of July, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027