Karen Johnson Davidson County
Batch# 1181441 DEEDQC
09/13/2024 03:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240913-0070935

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

THIS INSTRUMENT PREPARED BY:
Robert J. Notestine, III, Attorney at Law
217 Pineway Drive
Nashville, TN 37217

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $ - 0 -.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2024.

Notary Public
My Commission Expires: 3.23.26

FROM:
Frank Batson Homes, Inc.

TO:
Summit At Pennington Bend Chase Homeowners Association

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Summit At Pennington Bend Chase Homeowners Association	**NEW OWNER**	**062110B90000CO**
257 Valley Bend Dr.		**062110B90100CO**
Nashville, TN 37214		**062110B90200CO**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Frank Batson Homes, Inc. hereinafter called the GRANTORS, have bargained and sold, and by these presents do quitclaim and convey unto Summit At Pennington Bend Chase Homeowners Association, hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to any and all "Open Space" located in Final Plat, The Summit at Pennington Bend Chase, a Cluster Lot Development, as such "Open Space" appears on the following plat of record:

1. **Open Space A, B, & C of Final Plat, The Summit at Pennington Bend Chase, a Cluster Lot Development of record in Instrument No. 20210908-0120326, Register's Office for Davidson County, Tennessee.**

Being part of the same property conveyed to Frank Batson Homes, Inc., by deed from Greg E. Snow and Tara E. Snow Wheeler and Chad E. Snow and Bret E. Snow and Tara E. Snow Wheeler, as Trustee for Alexis Victoria Wheeler and Greg E. Snow and Tara E. Snow Wheeler, as Trustees for Joshua Avery Snow and Greg E. Snow and Bret E. Snow, as Co-Executors of the Estate of Mary E. Snow, of record in Instrument No. 20200113-0004135, dated January 8, 2020, Register's Office for said County.

and,

Being part of the same property conveyed to Frank Batson Homes, Inc., by Quitclaim Deed from Frank Cope Batson, III and wife, Ginger Niccole Batson, of record in Instrument No. 20211108-0149015, dated October 28, 2021, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 13th day of SEPTEMBER, 2024

GRANTORS – Frank Batson Homes, Inc.

By: Frank C. Batson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Frank C. Batson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Frank Batson Homes, Inc. the within named bargainer, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 13th day of SEPTEMBER, 2024.

My Commission Expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Patricia Nicholls, 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 September 13, 2024.

(AFFIANT) – Patricia Nicholls

September 13, 2024
Date

ANITA LESTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me September 13, 2024.

My commission expires: 7/7/27

Notary Public