Karen Johnson Davidson County
Batch# 1206460 DEEDQC
11/19/2024 09:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241119-0089478

PREPARED BY:

Eric J. Scott, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, November 15, 2024.

Notary Public

My Commission Expires: _____

ERIC J. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMM. EXPIRES MAY 27, 2026

New Owner Address:
Summit Ridge Trust
3904 Kimpalong Avenue
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Numbers:
131 05 OB 363.00

QUITCLAIM DEED

Kesha J. Wall, Trustee of The Wall Family Trust dated December 5, 2014 ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Summit Ridge Trust**, dated effective December 5, 2014 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **November 15, 2024**.

Kesha J. Wall, Trustee of The Wall Family Trust dated December 5, 2014

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Kesha J. Wall, Trustee of The Wall Family Trust dated December 5, 2014**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, November 15, 2024.

Notary Public

My Commission Expires: _____

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 21, 2025

EXHIBIT A

Map & Parcel: 131 05 OB 363.00
Property Address: 363 Summit Ridge Circle, Nashville, Tennessee 37215

Land in Davidson County, Tennessee, being Unit 363, together with the appurtenant interest in the common elements of Four Seasons Condominiums, a horizontal property regime established by Master Deed of record in Book 6841, Page 349, amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site attached as Exhibit "D" to the aforementioned Master Deed and being located upon Tract 1 on the Plan of Clark Gower Property of record in Plat Book 5050, Page 30, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- County of Davidson taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Exhibit "D" of Book 6841, Page(s) 349, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association recorded in Book 6855, Page 917 and Book 8176, Page 697, Register's Office for Davidson County, Tennessee.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments, and other provisions contained in or incorporated by reference into the Master Deed establishing FOUR SEASONS Condominium of record in Book 6841, Page 349, as amended by instrument(s) of record in Book 6847, Page 122, Register's Office for Davidson County, Tennessee.
- Easement for Electric Utilities, recorded in Instrument No. 20010912-0099679, Register's Office for Davidson County, Tennessee.
- Easement for Ingress/Egress, recorded in Book 6869, 157, Book 6869, Page 162, Book 6870, Page 966 and Book 7776, Page 899, Register's Office for Davidson County, Tennessee.
- Easement for Right of Way/Const/Maintenance, recorded in Instrument NO. 20120521- 0043888, Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities, recorded in Book 515 8, Page 851, Register's Office for Davidson County, Tennessee.
- Conveyance to Metropolitan Government for Water/Sewerage Services recorded in Book 5271, Page 430, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

Being the same property conveyed to Kesha J. Wall, Trustee of The Wall Family Trust dated December 5, 2014, from Jonathan C. Wall by deed of record in Instrument No. 20150821-0084510, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 363 Summit Ridge Circle, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 November 15, 2024.

Affiant Signature

11/15/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
November 15, 2024.

Notary Public

My Commission Expires:

