# QUITCLAIM DEED

Karen Johnson
Batch # 1292675
07/02/2025 10 57 55 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250702-0052241

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

AJ-QCD-25-1000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF June, 2025

Notary Public

MY COMMISSION EXPIRES 1-22-25
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY (and please return to):**

**Rudy & Partners, PLLC**
**2012 21st Avenue South**
**Nashville, TN 37212**

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **GTT HERMITAGE, LLC** | **New Owner** | **105-05-4D-001.00-CO** |
| (NAME) 900 Hawthorn St | (NAME) 900 Hawthorn St | |
| (ADDRESS) College Station, Tx 77840 | (ADDRESS) College Station, TX 77840 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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

**CROCKETT-SIMMONS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY** ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

**GTT HERMITAGE, LLC, A TEXAS LIMITED LIABILITY COMPANY** ("GRANTEE")

HIS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, TOGETHER WITH COMMON AREAS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT WADE AND 10TH, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO. 20160822-0087569 AND AMENDED IN INSTRUMENT NO. 20161205-0127278 AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "C", IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN 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 UNIT, PROPERTY, CO-OWNERS, AND TENANTS OF HOMES AT WADE AND 10TH, A HORIZONTAL PROPERTY REGIME CONTAINED IN SAID DECLARATION, THE PLAT FILED AT EXHIBIT "C" TO SAID DECLARATION APPEARING IN INSTRUMENT NUMBER 20160822--0087569, AND BYLAWS APPENDED THERETO AS EXHIBIT "B" AND AMENDED AND RESTATED IN INSTRUMENT NUMBER 20161205- 0127278, 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 CROCKETT-SIMMONS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED, FROM DEBORAH C. SIMMONS, OF RECORD IN INSTRUMENT NO. 20180205-0011158, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as. 1000 Wade Avenue, Nashville, TN 37203

Witness our hands this the 31st day of May, 2025.

**CROCKETT-SIMMONS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY**

Deborah Simmons
**DEBORAH SIMMONS, SOLE MEMBER**

STATE OF Texas
COUNTY OF Brazos

On this the 31st day of May 2025, before me personally appeared **DEBORAH SIMMONS,** to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument as **SOLE MEMBER** for **CROCKETT-SIMMONS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY,** the within named bargainor, for the purpose therein contained.

Witness my hand and official seal, this the 31st day of May, 2025.

Santino Irish Leahy
Notary Public

My Commission Expires: 11/14/2027

SANTINO IRISH LEAHY
Notary Public, State of Texas
Comm. Expires 11-14-2027
Notary ID 134645810