Karen Johnson Davidson County
Batch# 1458908 DEEDQC
08/12/2026 08:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260812-0074407

QUITCLAIM DEED

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF August, 2026

Notary Public

MY COMMISSION EXPIRES: 10/25/2027

(AFFIX SEAL)

WG-QCD-26-1007-1009

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Summit 7 LLC, a Tennessee Limited Liability Company	**Same as new owner**	
(NAME) **8144 E Del barquero drive.,**	(NAME)	**105-05-4N-001.00-CO**
(ADDRESS) **Scottsdale, AZ 85258**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCOTT GRADEN**, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SUMMIT 7 LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

1007 Summit Ave, Nashville, TN 37203

Land situated in Davidson County, Tennessee, being Unit 1007-A, as established in Declaration of Covenants, Conditions and Restrictions for Onethousandseven Summit Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20210205-0017166, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Onethousandseven Summit Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210205-0017166, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Scott Graden, a married man by Warranty Deed from DDM Properties & Investments, LLC of record in Instrument No. 20230925-0075241, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1007 Summit Ave, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 24th day of July, 2026.

Scott Graden

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT GRADEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of July, 2026.

Notary Public
My Commission Expires: 12/20/27
(SEAL)

BRANDON BEN LILIENFELD
Notary Public - Arizona
Maricopa County
Commission # 661526
My Comm. Expires Dec 20, 2027

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **7/29/2026** (date of document).

Affiant Signature

Date **8/7/2026**

State of New York

County of Clinton

Sworn to and subscribed before me this **7** day of **August**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027