20122122R QCD

Karen Johnson Davidson County
Batch# 568660 DEEDQC
02/04/2021 12:42:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210204-0016419

File Number: 20122122R

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

**New Property Owner/Mail Tax Statements To:**
**Steven Alexander Strnad** and **Sarah Allison-Cox Strnad**, 723 Starlit Road, Nashville, TN 37205

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**102 15 0 085.00**

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## QUITCLAIM DEED

**Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.**

**Steven Alexander Strnad who incorrectly acquired title as Alex Strnad** and **Sarah Allison-Cox Strnad who incorrectly acquired title as Allison Strnad**, husband and wife, whose mailing address is **723 Starlit Road, Nashville, TN 37205**, hereinafter grantors, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Steven Alexander Strnad** and **Sarah Allison-Cox Strnad**, husband and wife, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **723 Starlit Road, Nashville, TN 37205**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:**

**LOCATED IN THE EIGHTH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE:**

**BEING LOT 269, BROOK MEADE, SECTION VII, AS SHOWN ON PLAT OF RECORD IN BOOK 2331, PAGE 5, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.**

**BEING THE SAME PREMISES CONVEYED UNTO ALEX STRNAD AND ALLISON STRNAD, HUSBAND AND WIFE, BY VIRTUE OF WARRANTY DEED FROM ROBERT W. MARTIN, UNMARRIED AND WILLIAM G. MARTIN, DATED MAY 1, 2008, RECORDED MAY 2, 2008, IN INSTRUMENT: 20080502-0045257 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**Property Address is: 723 Starlit Road, Nashville, TN 37205**

Parcel ID: 102 15 0 085.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on January 30th, 2021:

Steven Alexander Strnad
**Steven Alexander Strnad who incorrectly acquired title as Alex Strnad**

Sarah Allison Cox Strnad
**Sarah Allison-Cox Strnad who incorrectly acquired title as Allison Strnad**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 30th, 2021 by **Steven Alexander Strnad who incorrectly acquired title as Alex Strnad** and **Sarah Allison-Cox Strnad who incorrectly acquired title as Allison Strnad** who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Tanya Stafford
Notary Public

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Davidson.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Subscribed and sworn to before me

This 30th day of January, 2021.

Steven Alexander Strnad / Sarah Allison Cox Strnad
Affiant

Steven Alexander Strnad / Sarah Allison Cox Strnad
Print Name

(Seal)

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tanya Stafford
Notary Public

My commission expires:

2-14-2024

Tanya Stafford
Print Name

CTIC# N/A

# True Copy Certification

I, Dallas Michaud, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dallas Michaud
Signature

State of Florida

County of Brevard

Personally appeared before me, Beverly Pascal, a notary public for this county andstate, Dallas Michaud who acknowledges that this certification ofan electronic document is true and correct and whose signature I have witnessed.

Beverly Pascal
Notary's Signature

My Commission Expires: June 1, 2024
Notary' Seal (if on paper)

BEVERLY PASCAL
Notary Public-State of Florida
Commission # HH 5789
My Commission Expires
June 01, 2024