Karen Johnson Davidson County
Batch# 577869 DEEDQC
02/24/2021 03:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210224-0023285

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Eric Scott Stroud Lisa Ann Scholl 828 Daybreak Drive Cane Ridge, TN 37013	New Owner	182-01-0A-099.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Eric Stroud, a married man,** by these presents does hereby quitclaim and convey unto **Eric Scott Stroud and Lisa Ann Scholl, Husband and Wife,** their heirs, successors and assigns, his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Phase One, Section Two, Sunset Hills, RS-10 Subdivision - Cluster Lot Option, a Planned Unit of record in Plat at Instrument No. 20071220-0146323, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric Stroud, an unmarried man by Warranty deed from Ellison Rhodes and Geneva Rhodes, husband and wife of record in Instrument No. 20140128-0007765 Register's Office for Davidson County, Tennessee, dated January 17, 2014 and recorded on January 28, 2014.

Being also known as 828 Daybreak Drive Cane Ridge, Tennessee 37013.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
17 day of February 2021.

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 17th day of February, 2021.

Eric Stroud

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eric Stroud, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 17th day of February 2021.

Notary Public

My Commission Expires:

CATE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

