NEW OWNER:
Craig & Pamela Stahl
2314 Dennywood Drive
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

Map/Parcel:
084-07-0-051.00

THIS INSTRUMENT PREPARED BY:
Carolyn Christoffersen, Attorney at Law
2494 North Mt. Juliet Road, Suite 300
Mt. Juliet, TN 37122

File No. 21-0033

Prepared from information supplied by the parties; No title work performed or tax advice given.

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 591736 DEEDQC
03/12/2021 04:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210312-0033616

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **X-It Strategies, LLC, a Tennessee limited liability company**, does hereby convey its interest in the below property unto **Craig Stahl and wife, Pamela Stahl**, their heirs and assigns, forever, all of its right, title and interest in and to the following tracts or parcels of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 112, on the Plan of A Subdivision of C.R. Quarles Lands Maplecrest, as of record in Book 1835, Pages 27 and 28, Register's Office for said County.

Said Lot No. 112 fronts 65 feet on the Northerly side of Dennywood Drive and runs back 145 feet on the Easterly line and 148 feet on the Westerly line to the Southerly right-of-way line of Tennessee Central Railroad, measuring 74.4 feet thereon.

Being part of the same property conveyed to X-It Strategies, LLC, by Warranty Deed from Sharon Donders, a widow, dated June 26, 2020, and of record in Instrument No. 20200626-0069575, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2314 Dennywood Drive, Nashville, TN 37214.

WITNESS SIGNATURE(S) this 12 day of March, 2021.

X-It Strategies, LLC

By: _____

Its: MEMBER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Craig Stahl, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the managing member of X-It Strategies, LLC, the within-named bargainor, and as such authorized managing member, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized managing member.

WITNESS my hand and official seal at office, this 12 day of March, 2021.

_____
NOTARY PUBLIC

My commission expires: 5/9/2023

RHONDA G. PAUL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 9, 2023

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The actual consideration or value, whichever is greater, for this transfer is $0.00.

_____
Affiant

Sworn to and subscribed to before me, this the 12 day of March, 2021.

_____
Notary Public

My commission expires: 5/9/2023

RHONDA G. PAUL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 9, 2023

202103120033616

Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), 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.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731