QUITCLAIM DEED

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

W-SB-RB-21-1026B

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 5th DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stratus Construction, Inc.	**New Owner**	
(NAME)	(NAME)	**082-04-0-152.00(NEW PARCEL NO. 082040F00200CO)**
1026 B N 7th St,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **VERNON THOMAS KEESEE, JR.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STRATUS CONSTRUCTION, INC.** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 1026 North Seventh Street, a Townhouse Planned Unit Development, as shown on Exhibit "B" of 1026 North Seventh Street, of record in Instrument No. 20200527-0054691 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 a portion of the same property conveyed to Vernon Thomas Keesee, Jr. by Quitclaim Deed from Franklin D. Brabson, as the Attorney for Deborah Mills Butler, and on behalf Faith R. Mills, Darryl Mills and William R. Mills, Jr., collectively the heirs of Jessie K. Mills, pursuant to the Sale Confirmation Order entered January 14, 2019 of record in Instrument No. 202000527-0054689 Register's Office for Davidson County, Tennessee, dated April 13, 2020 and recorded on May 27, 2020.

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: **1026 B N 7th St, Nashville, Tennessee 37207**.

Karen Johnson Davidson County
Batch# 631437 **DEEDQC**
05/07/2021 10:30:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210507-0061537

Witness my/our hand(s) this the 5th day of May, 2021.

Vernon Thomas Keesee, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS VERNON KEESEE, JR., 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 5th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212