Karen Johnson Davidson County
Batch# 632049 DEEDQC
05/10/2021 10:33:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210510-0062274

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock LLC
662 Woodward Avenue
Detroit Michigan 48226

NEW OWNERS and
send tax bill to:
Mark Strait and Kenneth A. Strait
1501E 9th Ave N
Nashville, Tennessee 37208

Real Estate Tax ID Number: **081 12 0S 003.00**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED

Under T.C.A. Section 66-5-103(B)(2)

347343101G

69872198 - 7034288

This No Consideration transfer is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4).

THIS QUITCLAIM DEED, made this 20th day of March, 2021 by and between **Mark Strait, Unmarried Man**, whose post office address is **1501E 9th Ave N Nashville Tennessee 37208,** as party or parties of the first part, "Grantor", and **Mark Strait, Unmarried Man and Kenneth A. Strait, an Unmarried Man,** whose post office address is **1501E 9th Ave N Nashville Tennessee 37208**, as party or parties of the second part, "Grantee".

WITNESSTH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 1501E 9th Ave N, Nashville, Tennessee 37208

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, together or in counterpart, the day, month and year first above written.

_____ (SEAL)
Mark Strait

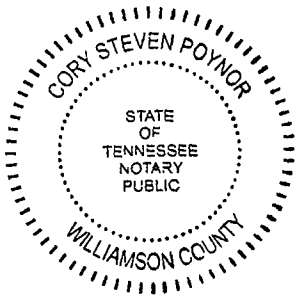
STATE OF Tennessee

COUNTY Williamson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Mark Strait**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Cory Steven Poynor
Notary Public
Name: Cory Steven Poynor
Commission Expiration Date: 1/22/24



69872193

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Williamson **to wit:**

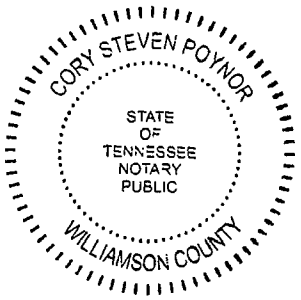
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ZERO DOLLARS ($0.00) .

_____ **(SEAL)**
Affiant

Subscribed and sworn to before me on this the 20th **day of** March **,20** 21 .

_____
Notary Public
NAME: Cory Steven Poynor

My Commission Expires: 1/22/24



69872193

EXHIBIT A

Legal Description:

Land situated in the County of Davidson in the State of TN

A CERTAIN UNIT WITH PRIVATE ELEMENTS SITUATED IN DAVIDSON COUNTY, TENNESSEE, AND FURTHER KNOWN AS UNIT NO. 3 OF BUENA VISTA PLACE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR BUENA VISTA PLACE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20140328-0025728, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; INCLUDING WITHOUT LIMITATION; THOSE BY-LAWS APPENDED THERETO; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO EACH UNIT. REFERENCE IS HEREBY MADE TO THE SITE PLAN OF BUENA VISTA PLACE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, SHOWN AS EXHIBIT "B" TO THE AFOREMENTIONED DECLARATION, FOR A MORE COMPLETE IDENTIFICATION AND PLACEMENT OF SAID UNIT.

Commonly known as: 1501E 9th Ave N, Nashville, TN 37208-2109 Being the same property conveyed to Mark Strait, unmarried man, by deed dated January 19, 2018 of record in Deed Instrument/Case No. 20180122-0006502, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 081 12 0S 003.00
Commonly Known As: 1501E 9th Ave N, Nashville, Tennessee 37208

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne