Karen Johnson Davidson County
Batch# 640056 DEEDQC
05/19/2021 11:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210519-0067877

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

STRP 28th Ave. N 532, LLC
120 Blue Ribbon Trail
Christiana, TN 37037
SEND TAX BILLS TO: SAME

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GATEWAY TITLE SERVICES, LLC, AND ITS ATTORNEYS, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

Map No. 92-10-0G; Parcel No. 005.00

THIS INSTRUMENT made and entered into on this the 18th day of May, 2021, by and between **SCOTTY JACK HAYNES, married** ("Grantor"), and **STRP 28TH AVE N 532, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's rights, title and interest in and to the following described real estate, to wit:

LAND located Davidson County, Tennessee, being Unit No. 5, Homes at 2720 Delaware, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20170830-0089367 as amended by First Amendment of record in Instrument No. 20190226-0017401, and Second Amendment of record in Instrument No. 20190304-0019721. Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

BEING the same property conveyed to Scotty Jack Haynes, married, by Warranty Deed from Emily Stewart, a single woman, dated May 12th 2021, of record in Instrument Book 20210517-0065863, in the Register's Office of Davidson County, Tennessee. Said property was never the marital residence of grantor.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

This improved property is known as 532 28th Ave. N Nashville, TN 37209.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on this the 18th day of May, 2021.

SCOTTY JACK HAYNES

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scotty Jack Haynes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 18th day of May, 2021.

Notary Public

My Commission Expires: April 19, 2025

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 18th day of May, 2021.

Notary Public

My Commission Expires:

April 19, 2025

J. KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN

GM210033-QCD

True Copy Certification

I, Leslie Smith, 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 Tennessee

County of Rutherford

Personally appeared before me, Mary Fugitt, a notary public for this county and state, Leslie Smith, 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: 08-19-2023

Notary' Seal (if on paper)