Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Pia N. Stratton **913 Bowring Park** **Nashville, TN 37215**	**Map/Parcel** 07900010200	**Pia N. Stratton** **913 Bowring Park** **Nashville, TN 37215**
This instrument prepared by: Carter Shelton, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Charles W. Stratton** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Pia Stratton** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **108 Centennial Circle, Nashville, TN 37209**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration of this transfer is $-00-.

J. Ralph
Affiant

Subscribed and sworn to before me this 1st day of June, 2021.

WARNER JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 3/6/24

Karen Johnson Davidson County
Batch# 650498 DEEDQC
06/07/2021 12:14:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210607-0075963

have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 1st day of June, 2021.

Charles W. Stratton IV

Charles W. Stratton, IV

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles W. Stratton IV,** 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 within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Davidson County, Tennessee, on this the 1st day of June, 2021.

JENNIFER JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires:
3/6/24

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 913, on the plan of Abbottsford, Phase 2, Revision 1, of record in Instrument #20010502-0044874, as amended in Instrument No. 20020305-0027572 and in Instrument No. 20020828-0104512, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Charles W. Stratton IV and Pia N. Stratton, Husband and Wife, by deed from Carol Elexis Waller, unmarried, of record as Instrument Number 20070809-0095215, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all matters appearing on the plan of record in Instrument #20010502-0044874, as amended in Instrument No. 20020305-0027572 and in Instrument No. 20020828-0104512, said Register's Office; (b) restrictive covenants of record in Instrument No. 20010502-0045152, Instrument No. 20010502-0045153, Book 8106, Page 1, Book 8627, Page 254, Book 9381, Page 876, Instrument No. 20010514-0049648, Book 6537, Page 303, Book 6576, Page 509, Book 6578, Page 302 and Instrument No. 20010330-0030930, said Register's Office; and (c) Easement for storm water detention of record in Instrument No. 20010425-0040838, said Register's Office.