Name and Address of New Owner:
Stor Capital, LLC
11205 Lebanon Rd, Unit 260
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 683835 DEEDQC
07/27/2021 08:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210727-0100299

Send Tax Bills To:
New Owner

This Instrument Prepared By:

Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 119-06-0-057.00

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 and legal sufficiency of which are hereby irrevocably acknowledged, **James Richardson,** "the Grantor," convey and quitclaim unto **Stor Capital, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of John Burnes Subdivision of record in Plat Book 6050, Page 93, 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 the same property conveyed to Stor Capital, LLC, A Tennessee Limited Liability Company by Warranty deed from Music City Holdings, LLC, A Texas Limited Liability Company of record in Instrument No. 20181008-0099540 Register's Office for Davidson County, Tennessee, dated October 01, 2018 and recorded on October 08, 2018. (Value of consideration shown in aforementioned deed $207,000.00.)
>
> Being the same property conveyed to James Richardson by Quitclaim deed from Stor Capital, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20200722-0080620 Register's Office for Davidson County, Tennessee, dated July 22, 2020 and recorded on July 22, 2020. (Value of consideration shown in aforementioned deed $0.00.)
>
> Being also known as 84 Elberta Street Nashville, Tennessee 37210.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF

AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 23rd day of July, 2021.

_____ (SEAL)
James Richardson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **James Richardson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 23 day of July, 2021.

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires: 10/2/23

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **10.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 23rd day of July, 2021.

_____
Notary Public
My commission expires: 10-12-2024

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File # 2021-625

TRUE COPY CERTIFICATION

I, Amanda Young, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 23, 2021

Signature 07/23/2021
Date

State of Tennessee

County of Davidson

Personally, appeared before me, Claire H. Jenkins, a notary public for this county and state, Amanda Young, who acknowledges that this certification of an electronic document is true and correct and whose signature I witnessed.

Sworn to and subscribed to me this 23 day of July, 2021.

Claire H. Jenkins
Notary Signature

My commission expires: 10/2/23

