THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, TN 37211
File #210635637

Karen Johnson Davidson County
Batch# 750000 DEEDQC
11/05/2021 10:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20211105-0148182

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 4th day of November, 2021.

Notary Public

My Commission Expires:

VIRGINIA DESVARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Strong Arm Ranch Trust 700 12th Avenue South, Suite 201 Nashville, TN 37203	New Owner	144 00 0 019.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Charles Sussman and Peter Laird, as Co-Trustees of Strong Arm Ranch** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Strong Arm Ranch Trust dated September 17th, 2021,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Green Hills Realty Co.'s Forest Hills Community Subdivision, of record in Book 3600, Page 81, Register's Office for said County.

Said Lot No. 13 fronts 200 feet on the Northwesterly margin of Hillsboro Pike and extends back 495 feet on the Northerly line and 450 feet on the Southerly line to a dead line in the rear, measuring 207 feet thereon.

Being the same property conveyed to Charles Sussman and Peter Laird, as Co-Trustees of Strong Arm Ranch, by Warranty Deed from Jerry Bradley, unmarried, of record in Instrument No. 2021101-0132226, in the Register's Office of Davidson County, Tennessee, dated September 28, 2021 and recorded on October 1, 2021.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2022 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of October 2021.

Strong Arm Ranch

Charles Sussman, Co-Trustee

Peter Laird, Co-Trustee

AMY K. REEDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Sussman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustee of the Strong Arm Ranch Trust, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 28th day of October 2021.

Notary Public
My Commission Expires: 11/8/22

STATE OF TENNESSEE)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peter Laird, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustee of the Strong Arm Ranch Trust, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this ____ day of _____ 2021.

See attached

Notary Public
My Commission Expires: pk. 2 10/23/21

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Barbara)

On October 28, 2021 before me, Kailene Zepeda, Notary Public
(insert name and title of the officer)

personally appeared Peter Laird

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. Signature _____ (Seal)

KAILENE ZEPEDA
Notary Public - California
Santa Barbara County
Commission # 2359139
My Comm. Expires Jun 9, 2025