Karen Johnson Davidson County
Batch# 806975 DEEDQC
02/16/2022 03:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220216-0018257

This Instrument
Prepared By:

Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stratton Exteriors, Inc. a Tennessee Corporation,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of its interest and conveys unto, **Pointer Properties, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 and 6 of Block D on the Plan of East Lawn of record in Plat Book 547, Page (s) 153 and 154, 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 Stratton Exteriors, Inc., by Deed from Robert Drimmer, dated May 29, 2020, recorded June 5, 2020, and appearing of record in Instrument No. 20200605-0058137, Register's Office for Davidson County, Tennessee.

Being also known as 108 Odette Street Madison, TN 37115

*The above-described real property is conveyed subject to that certain Construction Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing in favor of Wilson Bank and Trust of record in Instrument No. 20200605-0058138, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, We have hereunto set out hands on this 4th. day of February, 2022.

Stratton Exteriors, Inc.

Shane Stratton, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Shane Stratton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument in his capacity as President of Stratton Exteriors, Inc.

Witness my hand and seal this 4 day of February, 2022.

Notary Public

My Commission Expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Pointer Properties, LLC 3905 Ivy Drive Nashville, TN 37216	Same	Davidson County: 034-13-0-173.00

STATE OF Tennessee)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Emily Manno
~~Affiant~~ Notary Public

Sworn to and subscribed before me 4 day of February, 2022.

~~Notary Public~~ Affiant

My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Ryan Lux, 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 2/4/22.

Date

Affiant Signature

2/4/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of February, 20 22.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)