Karen Johnson Davidson County
Batch# 814801 DEEDQC
03/03/2022 11:42:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220303-0024377

Dear Davidson County Register of Deeds

RE: 1611 Saunders Ave., Madison, TN 37115

FROM: S.K. Investments LLC

TO: Benjamin Strong, a married man

Assessor's Parcel Number: 05115002800, 051 15 0 028.00

PROPERTY TYPE:

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	AGRICULTURAL	INSTITUTIONAL/ MISCELLANEOUS	GOVERNMENT	VACANT	ACREAGE	TIME-SHARE
X								

CONSIDERATION: ZERO DOLLARS ($0.00)

CONVEYANCE TAX (0.37 PER $100 ROUNDED UP): $ 0.00

DEED RECORDING : 5 pages *$5.00 per page (Minimum $10.00): $ 25.00

COMPUTER FUND: $ 2.00

PROBATE FEE (Collected only when State Tax is paid): $ 0.00

TOTAL RECORDING FEES: $ 27.00

DR1 71996952QC1010101O6

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock, LLC
662 Woodward Avenue Detroit Michigan 48226

NEW OWNER(S) and
send tax bill to:
Benjamin Strong
1306 28th Ave. N, Hollywood, FL 33020

Real Estate Tax ID Number: **05115002800, 051 15 0 028.00**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided. 7199695Q-8102101

QUITCLAIM DEED

Under T.C.A. Section 66-5-103(B)(2)

This No Consideration transfer is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4).

THIS QUITCLAIM DEED, made this 3rd day of February, 2022, by and between **S.K. Investments LLC**, whose post office address is **1611 Saunders Ave., Madison, TN 37115,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Benjamin Strong, a married man**, whose post office address is, **1306 28th Ave. N, Hollywood, FL 33020,** as party or parties of the second part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

DR1 7199695QC101010206

WITNESSETH

That for and in consideration of the sum of **TEN DOLLARS ($10.00)** cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration., the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee,** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 1611 Saunders Ave., Madison, TN 37115

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURES ON THE FOLLOWING PAGE(S))

DR1 71996952QC101010306

S.K. Investments LLC

By: _____ (SEAL)
Benjamin Strong
Managing Member

STATE OF Florida

COUNTY Broward, to wit:

Personally appeared before me, a Notary Public of said county and State, **Benjamin Strong, Managing Member**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the **Managing Member** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. and who acknowledged that he or she executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public
Name: Donald Anthony Brownlee Jr
Commission Expiration Date: 1/27/2024

Donald Anthony Brownlee Jr.
Comm.#GG947057
Expires: Jan. 27, 2024
Bonded Thru Aaron Notary

DR1 71996952QC101010406

AFFIDAVIT OF CONSIDERATION

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Broward to wit:

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

Benjamin Strong (SEAL)

Benjamin Strong

Subscribed and sworn to before me on this the 3rd **day of** February, **20** 22.

Notary Public

NAME: Donald Anthony Brownlee Jr

Donald Anthony Brownlee Jr.
Comm.#GG947057
Expires: Jan. 27, 2024
Bonded Thru Aaron Notary

My Commission Expires: 1/27/2024

DR1 71996952QC101010506

202203030024377

EXHIBIT A

Legal Description:

Tax Id Number(s): 05115002800, 051 15 0 028.00

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF RESUBDIVISION OF LOTS 1 & 2 ON THE PLAN OF OAKLAND ACES, SECTION 12 (2ND REVISION), AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4885, PAGE 129, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Parcel Identification Number: 05115002800, 051 15 0 028.00
Commonly Known As: **1611 Saunders Ave., Madison, TN 37115**

Being the same property conveyed to S.K. Investments LLC, by deed dated April 6, 2020 of record in Deed Instrument/Case No. 20200519-0051872, in the County Clerk's Office.



Tennessee Certification of Electronic Document

I, Betsy Lanzotti, 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 2/3/00 (date of document).

Affiant Signature

2/6/00
Date

State of MI

County of Wayne

Sworn to and subscribed before me this 5th day of February, 2000

Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026