Karen Johnson Davidson County
Batch# 822829 DEEDQC
03/16/2022 09:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220316-0030341

This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20221048R

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this
the 24 day of February, 2022.

NOTARY PUBLIC

My Commission Expires: 1/14/26

NEW OWNER:

SS and KP LLC
104 Carphilly Circle
Franklin, TN, 37069

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

172-12-0D-467.00-CO

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Steven W. Stroud, a married man (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to SS and KP LLC, a Tennessee limited liability company (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 513 on the Plan of Final Subdivision Plat of Town Center Homes at Lenox Village, Section III of record in Plat at Instrument No. 20060118-0006550, 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 Steven W. Stroud, a married man by deed dated February 24, 2022 from Kyle T. Handler, a single man, of record in Instrument No. 20220308-0026059 *Register's Office for Davidson County, Tennessee, and recorded on* March 8, 2022 .

This property is commonly known as 8254 Persia Way, Nashville, TN 37211.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 24 day of February, 2022

GRANTOR:

Steven W. Stroud

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FORLIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven W. Stroud with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 24 day of February, 2022.

NOTARY PUBLIC

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on February 24, 2022.

Affiant Signature

2.24.22

Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 24 day of February, 2022.

Christina Indrei

Notary

My Commission Expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY