Karen Johnson Davidson County
Batch# 827468 DEEDQC
03/24/2022 09:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220324-0033805

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. 89 on the Plan of Section One Revised, Shelby Heights of record in Plat Book 2330, Page 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 89 fronts 49.94 feet on the Easterly margin South 13th Court and extends back 112.7 feet on the Northerly line and 113.0 feet on the Southerly line to a dead line in the rear, measuring 72.2 feet thereon.

Being the same property conveyed to Stratton Exteriors, Inc. by Warranty Deed from East Side Opportunity Fund, Inc., a Tennessee Corporation of record in Instrument No. 20191104-0113480 Register's Office for Davidson County, Tennessee.

Being also known as 923 S. 13th Ct. Nashville, Tennessee 37206.

IN WITNESS WHEREOF, We have hereunto set out hands on this 15 day of March, 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 15 day of March, 2022.

Notary Public

My Commission Expires: _____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

202203240033805

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: 094-05-0-071.00

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.

Affiant

Sworn to and subscribed before me 15 day of March, 2022.

Notary Public

My Commission Expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Emily Manno, 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 3/15/22.

Date

Affiant Signature

3/15/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of March, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON