QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 998495 DEEDQC
05/02/2023 11:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230502-0032415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/10/26
(AFFIX SEAL)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/26

THIS INSTRUMENT WAS PREPARED BY (and return to):
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Ross Stone	**Same**	
(NAME)	(NAME)	
1206 Katie St.		**113-00-0-024.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **PROPERTY MANAGEMENT RESOURCES NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **ROSS STONE, SINGLE,** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 1 ON THE PLAN OF RESUBDIVISION OF MATTHEW STRADER PROPERTY OF RECORD IN PLAT BOOK 8250, PAGE 834, 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 PROPERTY MANAGEMENT RESOURCES NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM MATTHEW F. STRADER, A MARRIED MAN, OF RECORD IN INSTRUMENT NO. 20191120-0119663, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the **27th** day of April, 2023.

PROPERTY MANAGEMENT RESOURCES NASHVILLE, LLC:

Signed with Stavvy:
Matthew Strader
6MKyjTYGO7

MATTHEW STRADER, AUTHORIZED SIGNER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county mentioned, personally appeared by audio-visual communication, Matthew Strader, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signer of Property Management Resources Nashville, LLC, the within named bargainor, a Tennessee limited liability company, and that Matthew Strader as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Company as Authorized Signer.

Witness my hand and official seal, this the 27th day of April, 2023.

Signed with Stavvy:
Leslie Hayes
10xVDUP9k

Notary Public
My Commission Expires: 10/10/2026

LESLIE HAYES
State Of Tennessee Notary Public
County of Williamson
My Commission Expires October 10, 2026

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Certificate of Authenticity

I, Leslie G. Hayes, 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 4/27/2023.

Date

Affiant Signature

5/2/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of May, 2023.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)