Name and Address of New Owner:
Stratus Construction, Inc.
101-A North 8th Street
Nashville, TN 37207

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 1075072 DEEDQC
11/27/2023 09:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231127-0091344

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 071-15-0-245

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Trinovus, LLC**, "the Grantor," convey and quitclaim any interest they have unto **Stratus Construction, Inc.**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 20 on the Plan of Palt of the Highland Land Co's Subdivision of record in Plat Book 421, Page 14, 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. 20, along with Lot No. 21, front together 50 feet on the westerly side of Lischey Avenue and run back 177.29 feet on the southerly line and 178.625 feet on the northerly line of said lot to an alley on the rear line, measuring 50 feet thereon.

Being the same property conveyed to Trinovus, LLC, by Quitclaim Deed dated May 23, 2023 from Trinovus, LLC, recorded May 23, 2023 in Instrument No. 20230523-0038854 in the Register's Office.

Being a portion of the same propeliy conveyed to TriNovus, LLC by Warranty Deed from Willie Deed Danforth, dated August 5, 2022, of record in Instrument Number 20220809-0090674, Register's Office for Davidson County, Tennessee

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 22nd day of November, 2023.

Trinovus, LLC

BY: _____(SEAL)
Vernon Thomas Keesee, Jr., Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Vernon Thomas Keesee, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Member of Trinovus, LLC, the within named bargainor, and he as such Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Trinovus, LLC, by himself as Member.

WITNESS my hand and official seal this 22nd day of November, 2023.

TAMMY SHATTUCK STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My commission expires: 5/20/26

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
22nd day of November, 2023.

MARY E. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Notary Public
My commission expires: 5.9.2026

File # 2023-6533-TS

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 11/22/2023 (date of document).

Regina Sullo
Affiant Signature

November 27, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 27th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL



202311270091344