Karen Johnson Davidson County
Batch# 1112312 DEEDQC
03/18/2024 03:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240318-0018609

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
Daren Strange 2701 Meadow Rose Drive Unit B Nashville, TN 37206	New Owner	135-00-O-190.00

THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 14 day of March, 2024.

Notary Public

My Commission Expires: 9-21-26
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daren Strange, an unmarried man, and Silvia San Martin, an unmarried woman**, hereinafter referred to as the Grantor, hereby quitclaims unto **Daren Strange, an unmarried man**, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Tract No. 1: Land in the Second Civil District of Davidson County, Tennessee, described as follows: Boundary on the south by the John T. Wallace property. Boundary on the west by Hall & Gardner. Boundary on the north by W. O. McClendon; and on the east by Ned Shelton Road. Beginning at a point in the southeast corner of said property, the west margin of Ned Shelton Road, the same being the northeast comer of land owned by John T. Wallace, and running thence with his line west 420 feet, more or less, to a point; thence north 174 feet, more or less, to a point; thence east 420 feet more or less, to a point in the west margin of said Ned Shelton Road; thence south with the west margin of Ned Shelton Road 174 feet, more or less, to the point of beginning.

Tract No. 2: A tract or parcel of land in the 2nd Civil District of Davidson county, Tennessee, described as follows: beginning at a point In the westerly margin of Ned Shelton Road at a common corner with property of Cline W. Sharber and wife, as conveyed to them by deed of record in Book 4338, Page 779, Register's Office for Davidson County, Tennessee; thence westerly with line of Sharber 420 feet, more or less, to a point; thence northerly with line of Hall and Gardner 141 feet, more or less, to a point at comer with Ross; thence easterly

with line of Ross 420 feet, more or less, to a point in the westerly margin of Ned Shelton Road; thence southerly with Ned Shelton Road 141 feet more or less, to the point of beginning.

Being the same property conveyed to Daren Strange and Silvia San Martin, husband and wife, by Warranty Deed from Sonya Harper and Chris Harper, wife and husband, of record in Instrument No. 20170824-0087233, Register's Office for Davidson County, Tennessee, dated August 23, 2017 and recorded on August 24, 2017.

This is unimproved property known as: **2935 Ned Shelton Road, Nashville, TN 37217.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed specifically for this conveyance and Momentum Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 14 day of March, 2024.

GRANTOR:

Daren Strange

Silvia San Martin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Daren Strange and Silvia San Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 14 day of March, 2024.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Emma Howard, 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 3/14/24 (date of document).

Emma Howard
Affiant Signature

3/14/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14 day of March, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL