QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF March 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Karen Johnson Davidson County
Batch# 1115149 DEEDQC
03/26/2024 10:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240326-0020874

Return to and THIS INSTRUMENT WAS PREPARED BY:
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)
David S. Stratton	**New Owner**	
(NAME) 923 S. 13th Ct.	(NAME) **3905 Ivy Drive**	094-05-0-071.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) **Nashville, TN 37216**	
(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, **POINTER PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY***, ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **DAVID S. STRATTON,** ("GRANTEE") HIS 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. 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 POINTER PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM STRATTON EXTERIORS, INC., A TENNESSEEE CORPORATION, DATED MARCH 15, 2022, AND FILED FOR RECORD ON MARCH 24, 2022, AS INSTRUMENT #20220324-0033805, REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING ALSO KNOWN AS 923 S. 13TH CT., NASHVILLE, TN 37206.

***THE PURPOSE OF THIS QUITCLAIM DEED IS TO SELL, TRANSFER, AND CONVEY THE SUBJECT PROPERTY IN THE WINDING UP OF THE LLC PURSUANT TO TCA § 48-245-501, AND ANY OTHER SIMILAR STATUTE; SHANE STRATTON HEREBY JOINS IN THE CONVEYANCE IN HIS INDIVIDUAL CAPACITY TO RELINQUISH ANY AND ALL RIGHTS HE MAY HAVE BY VIRTUE OF TCA § 48-236-103 AND § 48-245-1101.**

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 12 day of March 2024.

POINTER PROPERTIES, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

Shane Stratton

BY: SHANE STRATTON, SOLE MEMBER

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, of the state and county mentioned, personally appeared Shane Stratton of Pointer Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he is the Sole Member of Pointer Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that such Shane Stratton of Pointer Properties, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as such Sole Member.

Witness my hand, at office, this 12 day of March 2024.

D Hardwick
Notary Signature

My commission expires:

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Shane Stratton

SHANE STRATTON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Shane Stratton, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of March 2024.

D Hardwick
Notary Signature

My commission expires:

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **March 12, 2024**.

Date

D Hardwick

Affiant Signature

March 26, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26th** day of **March**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026