QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

Karen Johnson Davidson County
Batch# 1137313 DEEDQC
05/20/2024 01:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240520-0037425

File No.: RES-24-1343

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF ~~March~~ May, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/31/27
(AFFIX SEAL)

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/31/2027

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ryan Neil Stringfellow and Camilla Jo Stringfellow, Co-Trustees of The Stringfellow Joint Revocable Trust	NEW OWNER	131 14 0 072.00
(NAME)	(NAME)	
1010 Gilmore Avenue Nashville, TN 37204	PO BOX 40746 Nashville, TN 37204	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **RYAN STRINGFELLOW, A MARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all right, title, and interest unto, **RYAN NEIL STRINGFELLOW AND CAMILLA JO STRINGFELLOW, CO-TRUSTEES OF THE STRINGFELLOW JOINT REVOCABLE TRUST**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 85 on the Plan of SECTION TWO, FIRST ADDITION, SEVEN HILLS, of record in Plat Book 2663, Page 51, Register's Office for said County, to which reference is hereby made for a more complete description.

For reference (from prior deed): Said Lot No. 85 fronts 130.5 feet on the southwesterly margin of Burton Valley Road and extends back 257 feet on the northwesterly line and 320.9 feet on the southeasterly line to a dead line in the rear, measuring 190 feet thereon.

Being the same property conveyed to Justin Lustig and Beth Lustig, a married couple, from Gerald Leroy Black, Jr. and Jason Lee Bates, married to each other and as tenants in common with the right of survivorship, by Warranty Deed dated March 24, 2023, recorded March 27, 2023, in Instrument No. 20230327-0022188, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ryan Stringfellow, a married man, from Justin Lustig and Beth Lustig, a married couple, by Warranty Deed dated March 8, 2024, recorded March 8, 2024, in Instrument No. 20240322-0019803, in the Register's Office of Davidson County, Tennessee.

Grantor further warrants and covenants that the above described property does not constitute any part of his homestead and that fair and adequate consideration has been paid.

This is **improved** property, known as 1343 Burton Valley Road, Nashville, TN 37215
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 15 day of ~~March,~~ May 2024.

RYAN STRINGFELLOW

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 **RYAN STRINGFELLOW**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of ~~March,~~ May 2024.

Commission expires: 3/8/28

Notary Public

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
SoBro Law Group, PLLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Tiffany Rooker, 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 May 15, 2024.

Tiffany Rooker
Affiant Signature

5/15/24
Date

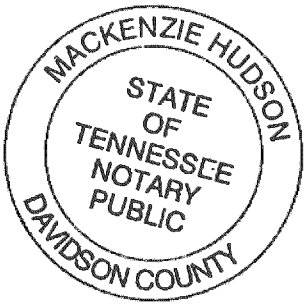
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 15th day of May, 2024.

Mackenzie Hudson
Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal



File No.