This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1150416 DEEDQC
06/25/2024 10:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240625-0047311

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Strickler Vegetable Trust 6111A Pennsylvania Ave Nashville, TN 37209	**091-02-0M-001.00-CO**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **TRAVIS L. STRICKLER and EMILY J. STRICKLER, HUSBAND AND WIFE** (hereinafter "Grantors") by these presents do hereby transfer, release, relinquish, quitclaim and convey unto **THE STRICKLER VEGETABLE TRUST U/T/A DATED JUNE 21, 2024** (hereinafter "Grantee"), its successors, and assigns, all of Grantors' right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 6111 Pennsylvania Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140925-0088419 amended in Instrument No. 20150212-0012882, in the Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "B", to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to TRAVIS L. STRICKLER and EMILY J. STRICKLER, husband and wife, by deed from ANTHONY J. DRAKE and GRETCHEN L. DRAKE, husband and wife, of record in Instrument Number 20240513-0034761 in the Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee.

Terms provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in Covenants, Conditions and Restrictions of record in Instrument Number 20140925-0088419, amended in Instrument No. 20150212-0012882, Register's Office for Davidson County, Tennessee, but

omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons Restrictive Covenants for Detached Structure of record in Instrument Number 20230808-0061405, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 6111A Pennsylvania Avenue, Nashville, Davidson County, Tennessee 37209.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantors have caused this instrument to be dated and effective this 21 day of June, 2024.

GRANTORS:

TRAVIS L. STRICKLER

EMILY J. STRICKLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **TRAVIS L. STRICKLER and EMILY J. STRICKLER, HUSBAND AND WIFE**, the within named bargainors, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21ST day of JUNE, 2024.

NOTARY PUBLIC

My Commission Expires: 5/3/27

JOSHUA B. ARNTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 21ST day of JUNE, 2024.

NOTARY PUBLIC

My Commission Expires: 5/3/27

JOSHUA B. ARNTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2027

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler 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 June 21, 2024 (date of document).

Affiant Signature

June 24, 2024
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24 day of June, 2024.

Notary's Signature

My Commission Expires: 11-2-26

