# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1165887 DEEDQC
08/02/2024 02:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240802-0058993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

**THIS INSTRUMENT WAS PREPARED BY (and return to):**
**Venture Law, PLLC**
**1104 Fatherland St.**
**Nashville, TN 37206**

| | | |
|---|---|---|
| **Angela Paige Stratton** | SEND TAX BILLS TO: **Same** | MAP / PARCEL NUMBER (S) 094-05-0-071.00 |
| (NAME) **923 S. 13th Ct** | (NAME) **Property** | |
| (ADDRESS) **Nashville, TN 37206** | (ADDRESS) | |
| (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,

**DAVID SHANE STRATTON, A MARRIED MAN**

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO:

**ANGELA PAIGE STRATTON, A MARRIED WOMAN**

ITS SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN WARREN 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 David Shane Stratton by Quitclaim Deed from Pointer Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20240326-0020874 in the Register's Office for Davidson County.

*The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.*

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.

***[Signatures to appear on the following page]***

*[Signature page of Quitclaim Deed]*

This is **improved** property known as: 923 S 13th Ct Nashville, TN 37206.

Witness our hands this the 2nd day of August, 2024.

**David Shane Stratton**

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Shane Stratton, the within named bargainor, with whom I am personally acquainted (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 and official seal, this the 2nd day of August, 2024.

Notary Public
My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Emily Manno, 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 **8/2/24**.

Date

Affiant Signature

**8/2/24**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

