Name and Address of New Owner:
Maria Dean Rudolph
2122 24th Ave N
Nashville TN 37208
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1191156 DEEDQC
10/08/2024 03:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241008-0078232

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 081024F00200CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **2122 24th Ave, a protected series of STRUM, LLC, a Tennessee Limited Liability Company,** "the Grantors," convey and quitclaim **Maria Dean Rudolph,** "the Grantee," all its interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 2, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for Pecan Row, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20180402-0030422 and amended in Instrument No. 20181029-0107076, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 2122 24th Ave Series, a protected series of STRUM, LLC by Quitclaim deed from Maria Dean Rudolph dated 6/28/2022 and filed of record in Instrument No. 20220713-0080384, in the Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Maria Dean Rudolph, from JB Holdings, A Tennessee General Partnership, by Warranty Deed of record as Instrument Number 202205310062812, in the Register's Office of Davidson County, Tennessee.

Improved property known as: 2122 24th Avenue North, Nashville, TN 37208

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 7 day of August, 2024.

2122 24th Ave Protected Series of
STRUM, LLC, a Limited Liability Company

By: Maria Dean Rudolph (SEAL)
Maria Dean Rudolph, Sole Member

STATE OF Ohio
COUNTY OF Fairfield

Before me personally appeared Maria Dean Rudolph, Sole Member of 2122 24th Ave Protected Series of STRUM, LLC, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of 2122 24th Ave Protected Series of STRUM, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Maria Dean Rudolph, Sole Member of 2122 24th Ave Protected Series of STRUM, 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 Sole Member.

Witness my hand, at office, this 7 day of August, 2024.

Esther Rosa
Notary Signature
My commission expires: 10/16/2027



ESTHER ROSA
Notary Public
State of Ohio
My Comm. Expires
October 16, 2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **-0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Maria Dean Rudolph
Affiant

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~DAVIDSON~~ Fairfield

Sworn to and subscribed before me this 7 day of August, 2024.

Esther Rosa
Notary Signature
My commission expires: 10/16/2027



ESTHER ROSA
Notary Public
State of Ohio
My Comm. Expires
October 16, 2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 83ba546b-0372-4f62-8c27-bdc58faf342e

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/7/24 (date of document).

Affiant Signature

10/8/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

