This Instrument Prepared By:
Reginald P. Harrion, Esq.
o/b/o DeedPro
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400

Karen Johnson Davidson County
Batch# 1195991 DEEDQC
10/21/2024 11:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241021-0081533

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:
Benjamin Strong, et al
1306 North 28th Avenue
Hollywood, FL 33020

MAIL TAX STATEMENT TO:
Benjamin Strong, et al
1306 North 28th Avenue
Hollywood, FL 33020

MAP PARCEL NUMBERS:
Map/Parcel: 051 15 0 028.00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Benjamin Strong, a married man** by these presents do hereby quitclaim and convey unto the said **Benjamin Strong and Nicholas Kallin, married**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to add spouse to title.

This is unimproved (X) property known as 1611 Saunders Avenue, Madison, TN 37115
Improved ( )

Whenever 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 our hand this 15 day of October, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Benjamin Strong

ACKNOWLEDGMENT

STATE OF California)
COUNTY OF Riverside) ss

Personally appeared before me, Don Lee Burkley, a Notary Public in and for said County and State, Benjamin Strong the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at Riverside County, California this 15 day of October, A.D., 2024.

NOTARY STAMP/SEAL

DON LEE BURKLEY
Notary Public - California
Los Angeles County
Commission # 2341489
My Comm. Expires Jan 15, 2025

NOTARY PUBLIC
Notary Commission Expires: 1-15-2025

AFFIDAVIT OF VALUE

STATE OF California)
COUNTY OF Riverside) ss

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - 67-4-409 (4).

Subscribed and sworn to before me this the 15 day of October, 2024.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: 1-15-2025

DON LEE BURKLEY
Notary Public - California
Los Angeles County
Commission # 2341489
My Comm. Expires Jan 15, 2025

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF RESUBDIVISION OF LOTS 1 AND 2 ON THE PLAN OF OAKLAND ACES, SECTION 12 (2ND REVISION), AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4885, PAGE 129, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to Benjamin Strong, a married man by Deed from S.K. Investments LLC of record in Document No. 20220303-0024377, said Register's Office.

Certificate of Authenticity

I, Jennifer Terranova, 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 10/15/2024.

Date

Jennifer Terranova
Affiant Signature

10/17/2024
Date

State of New York

County of Monroe

Sworn to and subscribed before me this 17 day of October, 20 24.

Amy Allis
Notary Signature

My Commission Expires: 10/9/2025
Date

Notary's Seal (if on paper)

Amy L Allis
Orleans Notary Public
~~Niagara~~ County, New York
Lic. #01AL6065062
Comm. Exp. 10/09/2025