THIS INSTRUMENT PREPARED BY: **Meredith D. McGinnis, Esq.** **Keller Turner Andrews & Ghanem PLLC** **20 Music Square W, STE 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch # 1198260 DEEDQC 10/25/2024 01:11:46 PM 3 pgs Fees: $17.00 Taxes: $0.00 20241025-0083062	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 10th day of October, 2024. Notary Public My Commission Expires: 11/6/2024

QUITCLAIM DEED

Address New Owner: Amy Stroup Properties, LLC 20 Music Square W, STE 200 Nashville, TN 37203	Send Tax Bills To: 20 Music Square W, Ste200 Nashville, TN 37203	Tax Parcel ID No. 146-15-0-041.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Amy Stroup, an unmarried woman and Barbara Stroup, a married woman, as Joint tenants with right of survivorship** ("Grantor"), by these presents, do hereby quitclaim and convey unto **Amy Stroup Properties, LLC, a Tennessee limited liability company** ("Grantee"), and its heirs, successors and assigns all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

Lot No. 112 on the Plan of Haileywood Estates, Section VI, as of record in Book 2331, Page 158, Register's Office for said County.

Said Lot No. 112 fronts 130 feet on the Westerly side of Devon Drive and runs back between lines, 267.1 feet on its Northerly line and 283.6 feet on its Southerly line, which is a broken line, to a deadline in the rear on which it measures 50 feet.

Being the same property conveyed by Warranty Deed from Wayne Ashley Clendenen, married and William Howard Clendenen, unmarried, to Amy Stroup, a single woman and Barbara Stroup, a married woman, as recorded on the 13th day of February 2019, of record in Instrument No. 20190213-0013622, in the Register's Office of Davidson County, Tennessee.

The spouse of Barbara Stroup was not required to convey his marital interest in this property due to it being investment property and has no homestead rights.

This is improved property, known as: **658 Devon Drive, Nashville, TN 37220**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[INTENTIONALLY LEFT BLANK]

Witness my hand this the 10th day of October, 2024, the bargaining party, having cause my name to be signed hereto on said day and date.

GRANTOR:

Barbara Stroup

Barbara Stroup

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Barbara Stroup**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of October, 2024.

MCLEOTT, ILLINOIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Expires 11/6/2024

Notary Public

My commission expires: 11/6/24

[INTENTIONALLY LEFT BLANK]

Witness my hand this the 10th day of October, 2024, the bargaining party, having cause my name to be signed hereto on said day and date.

GRANTOR:

Amy Stroup

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Amy Stroup**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of October 2024.

Notary Public
My commission expires: 11/6/2024