Karen Johnson Davidson County
Batch# 1202273 DEEDQC
11/06/2024 10:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241106-0086205

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**Meredith D. McGinnis, Esq.**<br>**Keller Turner Andrews & Ghanem PLLC**<br>**20 Music Square W, STE 200**<br>**Nashville, TN 37203** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is: $-0-<br><br>Affiant<br><br>Subscribed and sworn to before me, this 10th day of October, 2024.<br><br>Notary Public<br>My Commission Expires: 11/6/2024 |

## QUITCLAIM DEED

| | | |
|---|---|---|
| Address New Owner:<br>Amy Frances Properties, LLC<br>20 Music Square W, STE 200<br>Nashville, TN 37203 | Send Tax Bills To:<br>20 Music Square W, Ste200<br>Nashville, TN 37203 | Tax Parcel ID No.<br>117-08-0B-004.00 |

**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 F. Stroup, Trustee of Amy Frances Trust dated June 6, 2023** ("Grantor"), by these presents, does hereby quitclaim and convey unto **Amy Frances 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, Tennessee described as follows:

**Land in Davidson County, Tennessee, being Unit 4, Stokeswood Condominiums, as shown on plat of record in Plat Book 6200, Page 438, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular property description.**

**Being the same property conveyed to Amy Frances Trust dated June 6, 2023, Amy F. Stroup, Trustee, by Special Warranty Deed to Trustee from Amy F. Stroup, unmarried of record in Instrument No. 20230703-0050530, Register's Office for Davidson County, Tennessee.**

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to (a) real property taxes for the current year, (b) all matters appearing on the plan of record in Plat Book 6200, Pages 17, 155 and 438 and Plat Book 6250, Page 845, Register's Office for Davidson County, Tennessee, (c) restrictive covenants of record in Book 6441, Page 577, as amended by instruments of record in Book 6453, Page 620 and Book 6923, Page 777, Register's Office for Davidson County, Tennessee, (d) Charter of record in Book 6470, Page 149, Register's Office for Davidson County, Tennessee, and (e) all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property, known as: **3410 Richards St, Nashville, TN 37215**

**[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 F. Stroup, Trustee, Amy Frances Trust June 6, 2023**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Amy** F. **Stroup**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged such person to be the Trustee of the **AMY FRANCES TRUST DATED JUNE 6, 2023**, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust as its Trustee.

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

Notary Public
My commission expires: 11/6/2024

MEREDITH BILLINGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 11-06-2024

**Tennessee Certification of Electronic Document**

I, Margaret Philpott 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 11/05/2024 (date of document).

Affiant Signature

11/05/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

