Karen Johnson Davidson County
Batch# 1219995 DEEDQC
12/26/2024 12:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241226-0099809

QUITCLAIM DEED

AJ-QCD-24-233

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23 DAY OF December, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-5-25
(AFFIX SEAL)

ADAM H. JEFFERSON
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Kenneth R. Danko Living Trust	**New Owner**	**114124A03100CO**
(NAME)	(NAME)	
233 Stonecrest Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KENNETH R. DANKO ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

KENNETH ROBERT DANKO, TRUSTEE OF THE KENNETH R. DANKO LIVING TRUST ("GRANTEE")

ITS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, VIZ:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 63, TOGETHER WITH COMMON AREAS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HIGHLANDS AT STONERIDGE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO. 20170905-0090767, AMENDED IN INSTRUMENT NO. 20170915-0094659 AND INSTRUMENT NO. 20190123-0006687, AND INSTRUMENT NO. 20190607-0054759 AND INSTRUMENT NUMBER 20200310-0027036 AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "B", IN THE 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 KENNETH R. DANKO, BY WARRANTY DEED, FROM ROBERT J. DANKO, OF RECORD IN INSTRUMENT NO. 20220602-0063944, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter****

This is **improved** property known as: **233 Stonecrest Circle, Nashville, TN, 37209.**

Witness our hands this the 19th day of December, 2024.

KENNETH R. DANKO

STATE OF NEW YORK)
COUNTY OF CLINTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KENNETH R. DANKO,** 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 19th day of December, 2024.

Notary Public
My Commission Expires: 10/25/2027

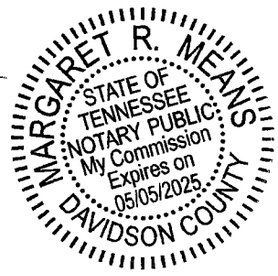
Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

I, Adam H. Jefferson, 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 December 23, 2024 (date of document).

Affiant Signature

Date 12-23-2024



State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: