| RECORDING INFORMATION | STATE OF Indiana )<br>COUNTY OF Bartholomew )<br><br>The actual consideration for this transfer is $0.00.<br><br>Affiant<br><br>Sworn to and subscribed before me this 17th day of January, 2025.<br><br>Notary Public<br><br>My Commission Expires: 6-5-27 |
|---|---|
| Karen Johnson Davidson County<br>Batch# 1227911 DEEDQC<br>01/17/2025 11:37:30 AM 4 pgs<br>Fees: $22.00 Taxes: $0.00<br>20250117-0003980 | KRISTEN KIRCHNER<br>Notary Public - Seal<br>Bartholomew County - State of Indiana<br>Commission Number NP0720645<br>My Commission Expires Jun 5, 2027<br>(SEAL) |
| PREPARED BY AND RETURN TO:<br>Valerie Webb & Associates, PLLC<br>3037 Highway 31W<br>P.O. Box 887<br>White House, TN 37188 | |

**DISCLAIMER: This instrument was prepared without the benefit of a title search and/or title examination, and the preparer assumes no responsibility for (i) the accuracy of the information contained herein or provided by the parties hereto or (ii) for any consequences or effects of this conveyance, including but not limited to the triggering of any "due-on-sale" clause or the violation of any covenant or obligation of any party hereto. The preparer has not provided any tax advice, including, but not limited to, income or gift tax advice, to any party hereto regarding this conveyance, and the preparer has not filed and will not file any tax returns regarding the same. The preparer has not conducted a closing or settlement in relation to this conveyance, nor has the preparer held or disbursed any earnest money, purchase funds, or other consideration in relation to the same.**

## QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Map/Parcel Number(s): |
|---|---|---|
| Burkley Enterprises LLC<br>2605 Sycamore St.<br>Columbus, IN 47201 | New Owner | 102-13-0C-103.00-CO |

This Indenture is made and effective on the 17th day of January, 2025 (the "***Effective Date***"), by and between:

RICHARD PETER RISLEY, a married man ("***Grantor***") and;

BURKLEY ENTERPRISES LLC, an Indiana limited liability company ("***Grantee***").

Grantor, for and in consideration of One Dollar ($1.00) and other good and valuable consideration in hand paid, conveys and quit claims to Grantee all of Grantor's interest in the following described real estate, situated in the County of Davidson, State of Tennessee:

**Land in Davidson County, Tennessee, being Unit No. 103 on the Plan of Sage Run Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration for Sage Run Townhomes at Instrument No. 20211228-0170759, and Amendment Instrument No. 20230223-0012841 and Instrument No. 20230310-0017406, 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 Richard Peter Risley, a married man, by Warranty Deed from Sage Run Development, LLC, a Tennessee limited liability company, dated February 9, 2024 and recorded February 12, 2024 in Instrument No. 20240212-0009827, in the Register's Office for Davidson County, Tennessee.**

**The above-described property is not the marital or primary residence of Grantor or Grantor's spouse.**

This is improved property commonly known as 103 Stella Drive, Nashville, TN 37209.

**[Signature page follows; the remainder of this page intentionally left blank]**

**IN WITNESS WHEREOF**, Grantor has executed this Quitclaim Deed or has caused the same to be executed as of the Effective Date.

**GRANTOR:**

Richard Peter Risley

STATE OF Indiana )
COUNTY OF Bartholomew )

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, RICHARD PETER RISLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of January, 2025.

KRISTEN KIRCHNER
Notary Public - Seal
Bartholomew County - State of Indiana
Commission Number NP0720645
My Commission Expires Jun 5, 2027

Notary Public

My Commission Expires: 6-5-27

## TRUE COPY CERTIFICATION

I, Kristen Kirchner 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 the 17th day of January, 20 25 (date of document).

Kristen Kirchner
Affiant Signature

Date: 1-17-25

STATE OF Indiana )
COUNTY OF Bartholomew )

Sworn to and subscribed before me this 17th day of January, 20 25.

ANN C CORIDEN
Notary Public - Seal
Bartholomew County - State of Indiana
Commission Number NP0687013
My Commission Expires Jun 19, 2032

Ann C. Coriden
Notary Public

My Commission Expires: 6-19-32