STATE OF TENNESSEE AFFIDAVIT OF VALUE
COUNTY OF SEVIER PER T.C.A. SEC. 67-4-409(a)(6)(A)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property, or interest in property, transferred, whichever is greater, is **$0.00** which amount is equal to, or greater than the amount which the property, or interest in property transferred, would command at a fair and voluntary sale

Melanie Ward
GRANTEE OR HIS AGENT

SUBSCRIBED AND SWORN TO before me this 31 day of January, 2025

Camille Woods
NOTARY PUBLIC

My Commission Expires 03.20.28

CAMILLE WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

THIS SPACE RESERVED FOR REGISTER OF DEEDS RECORDING DATA

Karen Johnson
Batch # 1234738
02/06/2025 09 50 06 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250206-0009017

STANDARD TAX PARCEL IDENTIFIER

The property being conveyed hereby is the same as:
County: Davidson

Parcel No.: 093 12 0A 305.00

In accordance with TCA Sec 66-24-114, the name and address of the person or agency responsible for payment of real property taxes is.

OWNER.
STT LLC
325 Crest Ave.
Alamo, CA 94507

In accordance with TCA Sec. 66-24-115, this instrument was prepared by

Greg Forderhase, Attorney at Law
P O Box 270
Gatlinburg, TN 37738

The above attorney, through the preparation and execution of this deed, does not make any warranties or representations regarding the title of the property conveyed herein. Any such representations or warranties would be expressed in a separate title opinion

TENNESSEE QUITCLAIM DEED

THIS QUITCLAIM DEED made this 31 day of January, 2025 by and between

GRANTOR

BRANDON WARD and wife, MELANIE WARD

GRANTEE

STT LLC, a Tennessee limited liability company
325 Crest Ave.
Alamo, CA 94507

The designation Grantor and Grantee used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context

WITNESSETH, that the Grantors, for valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have granted, bargained, sold, remised, released and QUITCLAIMED and do hereby grant, bargain, sell, remise, release and QUITCLAIM unto the Grantee all of their right, title and interest in the following described premises, to-wit:

SITUATE in Davidson County, Tennessee and being all of a certain condominium known as **UNIT NO. 305 of the HERMITAGE CONDOMINIUM**, as established pursuant to that certain **Declaration Establishing 245 Hermitage Condominium** dated May 12, 2022, of record as **Instrument No. 20220513-0055438, Scrivener's Affidavit** recorded as **Instrument No. 20220516-0056245**, as amended in **Instrument No. 20231117-0089775**, all in the Office of the Register of Deeds for Davidson County, Tennessee, to which Master Deed reference is here made for a more particular description of said Unit, together with an undivided interest in the common elements as shown on said Master Deed.

SUBJECT TO Declaration Establishing 245 Hermitage Condominium dated May 12, 2022, of record as Instrument No. 20220513-0055438, and as the same may be further supplemented or amended, all in said Register's Office.

BEING the same property conveyed to Brandon Ward and Melanie Ward, husband and wife, by Warranty Deed dated August 6, 2024, of record as Instrument No. 20240812-0060512, in the Office of the Register of Deeds for Davidson County, Tennessee.

This deed was prepared without benefit of survey or title examination, and the preparer of this deed makes no representation as to the status of the property described therein.

And all right, title and interest of the Grantors herein with the hereditaments and appurtenances thereto appertaining hereby releasing all claim to Homestead and Dower therein.

IN WITNESS WHEREOF, the Grantors have signed this Quitclaim Deed, the day and year first above written.

X _____
BRANDON WARD

X _____
MELANIE WARD

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public in and for the state and county aforesaid, personally appeared **BRANDON WARD and MELANIE WARD,** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, in the aforesaid county, this the 31 day of January, 2025.

Camille Woods

Notary Public

My Commission Expires: 03.20.28

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028