Karen Johnson Davidson County
Batch# 1240468 DEEDQC
02/25/2025 11:13:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250225-0013808

This Instrument Prepared By:
SPENCER FANE LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
Jerry Denny Strickland, III 129 Fern Avenue Nashville, TN 37207	New Owner	071-10-0-092.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RED STAR PROPERTIES LLC,** a Tennessee limited liability company ("Grantor"), does hereby quitclaim, transfer and convey unto **JERRY DENNY STRICKLAND, III**, a single man ("Grantee"), and Grantee's heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land located in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 129 Fern Avenue, Nashville, Davidson County, Tennessee 37207. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signatures on next page]

[Signature page of Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 19 day of February, 2025.

GRANTOR:

RED STAR PROPERTIES LLC.,
a Tennessee limited liability company

By: _____

Name: Jerry Denny Strickland III

Title: Owner

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, a Notary Public of the state and county mentioned, personally appeared Jerry Denny Strickland III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Owner of Red Star Properties LLC, a Tennessee limited liability company, the within named bargainor, and that s/he in his/her capacity as a Owner of the Company executed the foregoing instrument for the purposes therein contained by signing his/her name on behalf of the Company as such Owner.

WITNESS my hand and seal, at office in Goodlettsville, Tennessee this 19 day of February, 2025.

_____
Notary Public

My Commission Expires: 08/19/2026

MARGARET STIMMELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires Aug. 19, 2026

STATE OF TENNESSEE)

COUNTY OF Sumner **)**

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 19 **day of February, 2025.**

NOTARY PUBLIC

My Commission Expires: 08/19/2026

MARGARET STIMMELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires Aug. 19, 2026

Exhibit A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 35 on the Map of Weakley & Dodd's Subdivision, as of record in Book 57, page 126, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 front 50 feet on the north side of Highview Avenue (now Fern Street), and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to RED STAR PROPERTIES LLC, by deed, of record in Instrument No. 20220714-0081147, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, 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 February 19, 2025 (date of document).

Affiant Signature

2/24/2025
Date

STATE OF TENNESSEE

COUNTY OF Williamson

Sworn to and subscribed before me this 24th day of February, 2025.

Notary's Signature

My Commission Expires: 5/23/27.

JONATHAN R. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY