THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

NICHOLAS RAY HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028

SUBSCRIBED AND SWORN to before me, this the 16th day of May, 2025.

Notary Public
My Commission Expires: 9/5/2028

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Peyton Strong Living Trust **8101 Highway 70 S** **Nashville, Tennessee 37221**	**Peyton Strong Living Trust** **8101 Highway 70 S** **Nashville, Tennessee 37221**	**127-00-0-280.00**

Karen Johnson Davidson County
Batch# 1274263 DEEDQC
05/19/2025 07:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250519-0038920

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dylan Strong and Sara Strong, husband and wife** ("Grantors"), and by these presents does hereby Quitclaim and convey unto **Peyton Strong Living Trust dated May 16, 2025** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Second Revision to the Final Plat of Anna Rebecca Estates, of record in Plat Book 9700, Page 273, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Dylan Strong and Sara Strong, husband and wife, by Special Warranty Deed from Federal Home Mortgage Corporation, of record at Instrument number 20130606-0057792, in the Register's Office for Davidson County, Tennessee, dated April 18, 2013.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **8101 Highway 70 S, Nashville, Tennessee 37221**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 16th day of May, 2025.

GRANTORS:

Dylan Strong

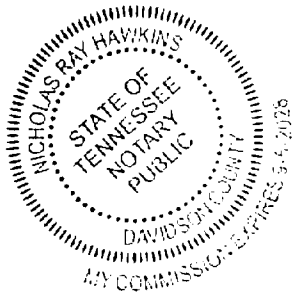
Sara Strong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of May, 2025, before me personally appeared Dylan Strong and Sara Strong to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 16th day of May, 2025.

Notary Public
My commission expires: 9/5/2028
(SEAL)



This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Emily Matheney, 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 May 16, 2025 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 16th day of May, 2025.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of May, 2025.

Notary Public
My commission expires: 9/5/2028

(SEAL)

NICHOLAS RAY HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028