QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1278331 DEEDQC
05/28/2025 09:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250528-0041671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: July 3, 2028
(AFFIX SEAL)

CHUKWUDI ECHETABU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Squirk Holdings, LLC (NAME)	**New Owner** (NAME)	**163-05-0A-009.00CO**
1646 Valle Verde Drive (ADDRESS)	(ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **FREDRIKA PETWAY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **SQUIRK HOLDINGS, LLC**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Hickory Hollow Townhomes Mill Park Phase I, of record in Plat Book 9700, page 686, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Fredrika Petway, by Warranty Deed from Andrew E. Bedi and wife, Kristin Bedi, of record in Instrument #20080513-0049308 in said Register's Office.

This is improved property known as 5170 Hickory Hollow Parkway #909, Antioch, TN 37013.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 1st day of June, 2024.

Fredrika Davis

Fredrika Petway

STATE OF Tennessee

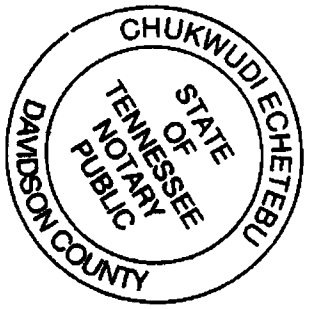
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FREDRIKA PETWAY**, the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of Jun 2024.

Notary Public

My Commission Expires: July 3, 2028



Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 June 1, 2024.

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 5/23/2025

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 05/23/2025.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

