QUITCLAIM DEED

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1280636
06/02/2025 03 44 03 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250602-0043266

D-25-934

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES 1-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Stellar Investments, LLC	**Same as New Owner**	**058070C02600CO**
(NAME) **2861 Cordillera Drive**	(NAME)	
(ADDRESS) **Henderson, NV 89074**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JENNIFER LEADERS AND CORY LEADERS ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

STELLAR INVESTMENTS, LLC, A NEVADA LIMITED LIABILITY COMPANY ("GRANTEE")

ITS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 17B, AS ESTABLISHED BY EXHIBIT "B-2" OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE CROSSING AT DRAKE'S BRANCH OF RECORD IN INSTRUMENT NO. 20201030-0127244, AS SUPPLEMENTED IN INSTRUMENT NO. 20210330-0041867, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FORMERLY BEING LOTS 8, 17, AND 18 ON A FINAL PLAT FOR THE CROSSING AT DRAKES BRANCH, PHASE 1, ACCORDING TO PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20201023-0123325, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER LEADERS AND CORY LEADERS, BY GENERAL WARRANTY DEED, FROM SDH NASHVILLE LLC, A GEORGIA LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20220517-0056444, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **934 Millstream Drive, Nashville, TN 37218.**

Witness our hands this the 29th day of May, 2025.

Jennifer Leaders
JENNIFER LEADERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

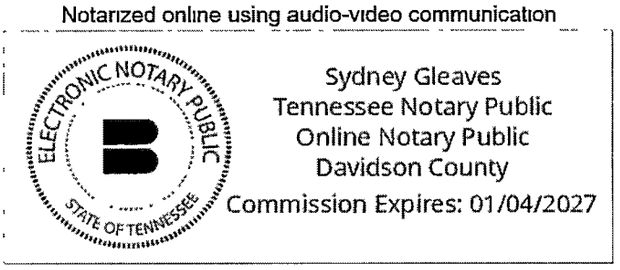
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNIFER LEADERS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument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

Witness my hand and official seal, this the 29th day of May, 2025.

Sydney Gleaves
Notary Public

My Commission Expires:

Notarized online using audio-video communication



Cory Leaders
CORY LEADERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

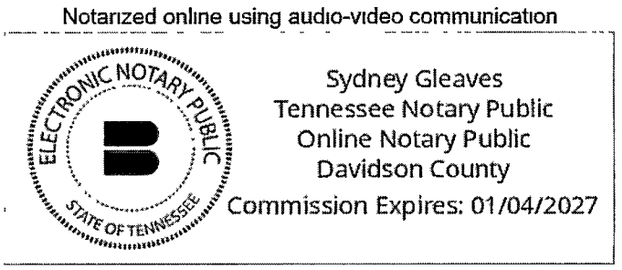
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CORY LEADERS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for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

Witness my hand and official seal, this the 29th day of May, 2025.

Sydney Gleaves
Notary Public

My Commission Expires:

Notarized online using audio-video communication



I, Adam H. Jefferson, 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 29, 2025 (date of document).

Affiant Signature

Date 5-29-2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

