AFTER RECORDING RETURN TO:
Title365
345 Rouser Road
Bldg 5, Suite 100
Coraopolis, PA 15108
File No. ORG-531189

Karen Johnson Davidson County
Batch# 1284867 DEEDQC
06/16/2025 02:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250616-0046994

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 072 10 2S 002.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 7 day of JUNE, 2025, by and between **Samuel Estes, an unmarried man,** residing at 2838 Bronte Avenue, Nashville, TN 37216, hereinafter referred to as Grantor(s) and **Samuel Estes, an unmarried man and Hollie Rebecca Parrish, an unmarried woman, as joint tenants with right of survivorship,** residing at 2838 Bronte Avenue, Nashville, TN 37216, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

Being Unit No 2838B on the Plan of Santana-Selman Manor, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No 20211022- 0142142, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Property Address: 2838A Bronte Avenue, Nashville, TN 37216

BEING the same which Propserous Holdings LLC, a Tennessee limited liability company by Deed dated April 13, 2023 and recorded April 14, 2023 in the County of Davidson, State of Tennessee in 20230414-0027563 conveyed unto Samuel Estes, an unmarried man.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Samuel Estes

Samuel Estes

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Samuel Estes** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in DAVIDSON, this 7 day of JUNE, 20 25.

Notary Public

My Commission expires: 3/9/27

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Samuel Estes
Affiant

Print Name: Samuel Estes

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 7 day of June, 2025.

Notary Public
My Commission Expires: 3/9/27

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Samuel Estes and Hollie Rebecca Parrish
2838 Bronte Avenue
Nashville, TN 37216

Name and address of property owner:

Samuel Estes and Hollie Rebecca Parrish
2838 Bronte Avenue
Nashville, TN 37216

Tennessee Certification of Electronic Document

I, Rachael Collinsworth, 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 06/07/2025 (date of document).

Affiant Signature

06/07/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 07 th day of JUNE, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 08-23-2028

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JAMES REARDON - Notary Public
Allegheny County
My Commission Expires August 23, 2028
Commission Number 1385997