QUITCLAIM DEED

Karen Johnson
Batch # 1300429
07/21/2025 02.52 22 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250721-0057412

LB-QCD-25-16.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Stephanie Ryann Straface	**Same as New Owner**	
(NAME)	(NAME)	**091-03-1B-406 00**
1677 54th Avenue North #406		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY SAVARD, A SINGLE MAN AND STEPHANIE RYANN STRAFACE, A SINGLE WOMAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **STEPHANIE RYANN STRAFACE, A SINGLE WOMAN AND DEBRA ANN STRAFACE AND RALPH L. STRAFACE, JR., WIFE AND HUSBAND, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit·

Land in Davidson County, Tennessee, being Unit 406, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Silo West Nashville Master Condominium, a Horizontal Property Regime with Private Elements of record as Instrument No 20200915-0105204 and First Amendment to Declaration for Silo West Nashville Master Condominium of record as Instrument No 20211026-0143658 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Timothy Savard and Stephanie Ryann Straface, husband and wife, by Warranty deed from 406 Silo West Nashville, LLC, a Tennessee limited liability company of record in Instrument No 20231205-0093730 Register's Office for Davidson County, Tennessee The said Timothy Savard and Stephanie Ryann Straface have since divorced and are no longer married to each other

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **1677 54th Avenue North #406, Nashville, Tennessee 37209**

Witness my/our hand(s) this the 10 day of July, 2025.

Timothy Savard

STATE OF Maine
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY SAVARD, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of July, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

EMILY JANE LEWIS
Notary Public - Maine
My Commission Expires
Sept. 10, 2031

EMILY JANE LEWIS NOTARY PUBLIC STATE O

Witness my/our hand(s) this the 23rd day of June, 2025

Stephanie Ryann Straface

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE RYANN STRAFACE, 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/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this 23rd day of June, 2025

Notary Public
My Commission Expires:
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212