Karen Johnson Davidson County
Batch# 1311627 DEEDQC
08/19/2025 10:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250819-0066109

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Stellar Realty Company, LLC, a Tennessee limited liability company**("Grantors"), , hereby remise(s), release(s), convey(s), and quit claim(s) unto **Meshia S. Henderson and Jerrod M. Henderson, wife and husband** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being parts of Lots No. 8 and 17 on the Plan of Georgia Industrial Realty Company's Subdivision, of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the Westerly margin of 23rd Avenue North, 50 feet South of the dividing line between Lots Nos. 8 and 9; thence Westerly along a line parallel to the dividing line between said lots, 220 feet to the Northeast corner of a part of Lot No. 17 conveyed to Milton Hudgins and wife, by deed from Mrs. Ida Green, et al, of record in Book 1191, Page 21, said Register's Office; thence Southerly along Hudgins' Easterly line, 50 feet to his Southeast corner; thence Easterly 70 feet to the Southwest corner of part of Lot No. 8 conveyed to T. H. Hendrickson and wife, by deed from W. R. Warren and wife, of record in Book 846, Page 408, said Register's Office; thence Northerly along Hendrickson's Westerly line, 25 feet: thence Easterly along Hendrickson's Northerly line, 150 feet to the Westerly margin of 23rd Avenue North; thence Northerly along the Westerly margin of said Avenue, 25 feet to the beginning.

Including in this description but specifically excluded herefrom is that property conveyed to Metropolitan Government for Nashville/ Davidson County, Tennessee, described as follows:

Part of a tract that fronts 25 feet on the West side of 23rd Avenue North being described as the East 8.6 feet of Tract conveyed to Grantors by deed of record in Book 1969, Page 372, Register's Office for Davidson County, Tennessee, and containing 215 square feet.

Being the same property conveyed to Stellar Realty Company LLC, a Tennessee limited liability company by Warranty Deed from The Annie G Delk Living Trust of record in Instrument No. 20220727-0085870 Register's Office for Davidson County, Tennessee, dated July 25, 2022 and recorded on July 27, 2022 and Affidavit recorded on August 23, 2022 in Instrument No. 20220823-0095129.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Jerrod Henderson is also known as Jerrod M. Henderson

IN TESTIMONY WHEREOF I/we have executed this instrument the 15th day of **August, 2025.**

Stellar Realty Company, LLC

By: Meshia S. Henderson, Member

By: Jerrod Henderson, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Meshia S. Henderson and Jerrod Henderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of Stellar Realty Company, LLC., the within named bargainor, a Limited Liability Company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

WITNESS my hand and official seal at office this 15th day of **August, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/06/29

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 15 day of **August, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

PROPERTY ADDRESS: **1523 B 23rd Ave N**
Nashville, TN 37208

TAX PARCEL NO.: **08114010700**

PROPERTY OWNER: Mushia & Jerrod Henderson
OWNER'S ADDRESS:

MAIL TAX BILLS TO: 1523 B 23rd Ave N
Nashville, TN 37208

Certificate of Authenticity

I, Holly A. Mason, 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 August 15 2025.

Affiant Signature

8/15/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of August, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026